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Unit 1 Woodbridge House, Chapel Road, Smallfield,  
Surrey RH6 9NW

TO LET: BUSINESS UNIT - 2,140 SQ FT (198.8 SQ M)

# LOCATION



Woodbridge House is located to the northern edge of Smallfield Village off the eastern side of Chapel Road, north of the junction with Churchfield Road and within 250 yards of the junction with Weatherhill Road. Horley town centre and mainline railway station are within 2.25 miles to the west and Gatwick Airport and Junction 9 of the M23 motorway are approximately 5 miles to the south.

Smallfield village centre close by provides local shops, cafes and other amenities.

## Description

A two storey business unit with offices at first floor level and ground floor office/meeting room and workshop/storage space.

Internal decorations and re-carpeting is due to be completed shortly.

## Accommodation

The approximate gross internal floor areas are:

Ground Floor: 1,080 sq ft (100.3 sq m)

First Floor: 1,060 sq ft (98.5 sqm)

**Total: 2,140 sq ft (198.8 sq m)**

## Amenities

- Good access to Horley, A23/M23 & Gatwick
- Good quality offices & flexible space
- New uPVC double glazed windows
- Electric loading door (2.64m x 2.5m)
- Ample on-site parking/loading

## Terms

Available on a new effectively full repairing and insuring lease on terms to be agreed.

## Rent

£31,500 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within the unit and would suggest that any incoming tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 52

## Business Rates

The unit is currently joined with Unit 2 and assessed as a single unit and the unit is subject to re-assessment. Further details on application.

Interested parties are advised to contact Tandridge District Council  
Tel: 01883 722000 or [www.tandridge.gov.uk](http://www.tandridge.gov.uk) to verify this information.

## VAT

VAT will be payable.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

The tenant may be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.









GET IN TOUCH  
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