

# POLLINGFOLD FARM, ELLENS GREEN, HORSHAM RH12 3AS



RECENTLY DEVELOPED DISTRIBUTION,  
WAREHOUSE & LOGISTICS SITE TO LET

£285,000 pax



#### Reigate

1 bancroft road reigate surrey RH2 7RP  
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#### Dorking

253 - 255 high street dorking surrey RH4 1RP  
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- Total site area 2.1 Acres
- Warehouse space of 26,800 sq ft
- Integral office accommodation 1,250 sq ft which can readily be remodelled to suit occupier needs
- External hard standing area 1.4 Acres
- 6m Eaves height
- Secure gated entrance and steel palisade perimeter fencing and vehicle charging points

T 01306 884685

## LOCATION

To the North of Rudgwick Village in Ellens Green, East Sussex, approx. 2.5 miles from the A281 with links to the immediate South and North towards the M25 and London.

## DESCRIPTION

This scheme has recently been completed and consists of a secure site of around 2.1 acres within which it offers warehouse facility with insulated roof, walls and four roller door access points and 6m eaves height, rising to 7.7m at the ridge. Available for immediate occupation under Use Class B8 and E (g). 3 phase power in place and LED lighting plus electric car charging points.

The premises can be let as a whole or in part which could offer warehouse space from 6,700 sq ft to 26,800 sq ft with each section benefiting from individual roller shutter access ancillary and yard space.

## ACCOMMODATION

Warehouse – 26,800 sq ft

Integral Office area – 1,250 sq ft

Hard standing area – 1.4 Acres

**Total site area 2.1 Acres**

## LEASE TERMS

A new lease direct from the landlord for a term and rent review pattern to be agreed.

## AVAILABILITY

The premises is available for immediate occupation.

## RENT

£285,000 per annum exclusive.

## VAT

We are advised that the premises is elected for VAT.

## RATES

We are informed by Waverley Council that the property is assessed for rating purposes as follows:

Rateable Value: £98,500

Tenant to make own further enquiries.

## USE

The premises falls under the commercial use class B8 and E(g), which gives flexibility for a variety of uses.

## LEGAL COSTS

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

## EPC

The premises has an EPC rating of C (56) expiring on 11<sup>th</sup> January 2032

## VIEWING

Strictly by prior appointment only through:

**ROBINSONS**

01737 229200

[www.robinsonsmb.com](http://www.robinsonsmb.com)



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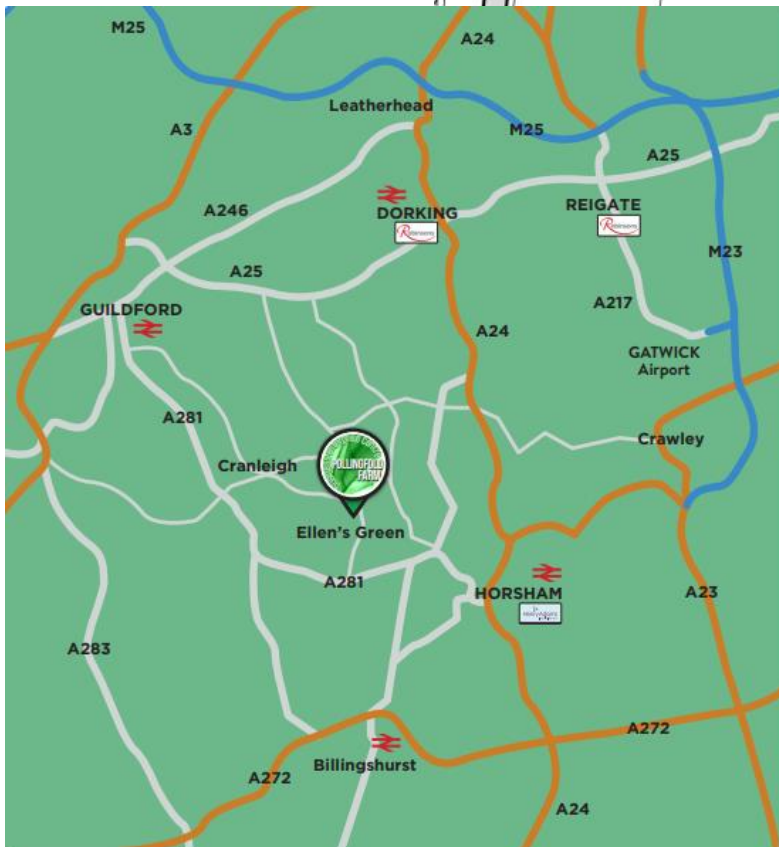
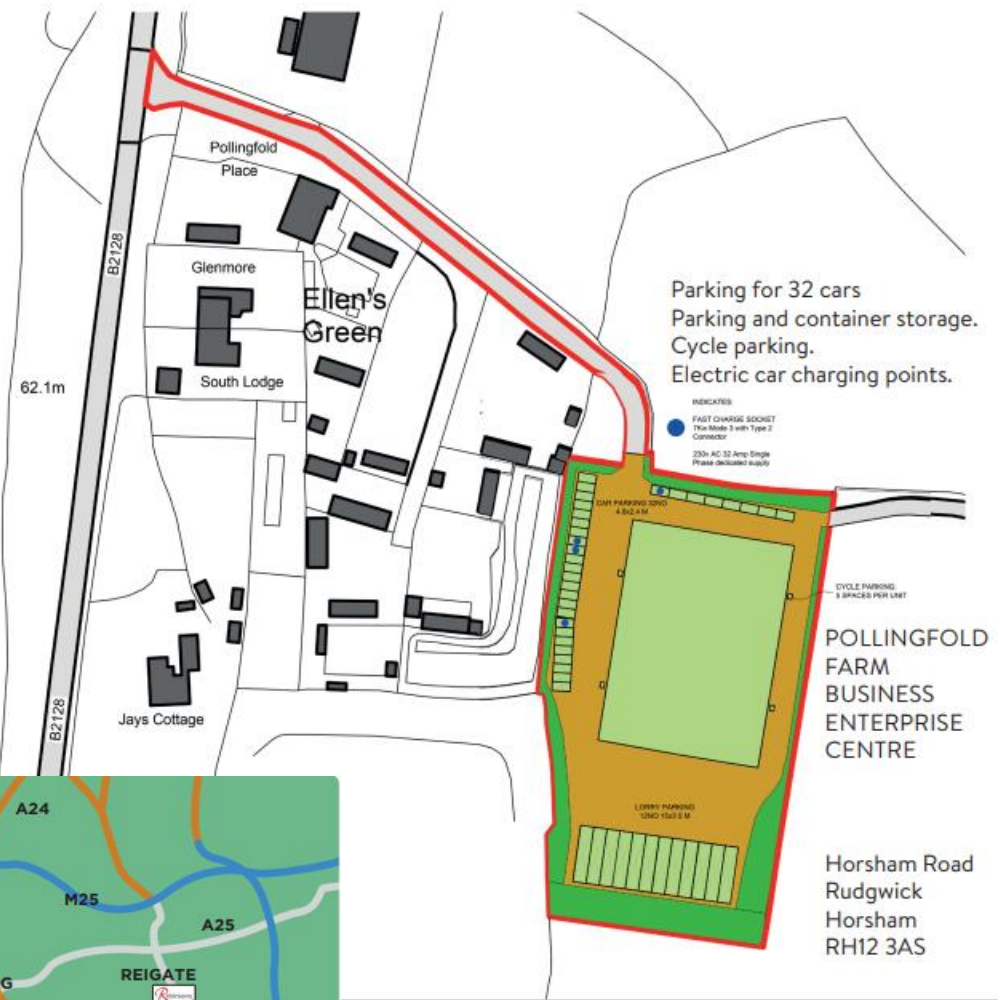
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