

BETCHWORTH QUARRY, STATION ROAD, BETCHWORTH, SURREY RH3 7BY



SECURE YARD SPACE TO LET

Rent based on
£7 psf pa + VAT



Reigate

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Dorking

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- Yard area of approx 35,000 sq ft (3252 m²) that can be split into areas and compounds
- Available to let as a whole or in part.
- All yard space will be a mix of tarmacadam and concreted surfaced areas within this secure site
- Available by way of short form of leases.
- Site currently operates under B2 and B8 use classes.
- Secure gated entrance with new gates to be installed.
- Would suit numerous storage and depot transport or plant storage uses with power and water connections.

T 01306 884685

LOCATION

The site of Betchworth Quarry is ideally located for road transport being located just off the A25 at Betchworth on the B2023 Station Road/Pebblecombe Hill and within easy access to the M25 at J8 and J9. Equally the A24/A23 provide good access to M23 and the A217 two miles to the north provides direct access to London. The site is located next to Betchworth BR station.

The locality for occupiers and staff offers Shell petrol station with Little Waitrose convenience store facilities and the nearby Knights Garden Centre Café all within five minutes' walk. Buckland Lakes with The Reverie and a number of rural pubs provide locations for food and beverage close by.

DESCRIPTION

We are pleased to offer to let surfaced yard space within the site of the former quarry. The whole site is secure with range of gate and security access protection and therefore this yard or compounds within will enjoy the safeguard of being secure. Our client can offer by part ideally compounds from 5000 sq ft to 10,000 sq ft with the benefit of this being a secure site with water, power and private drainage. The surface of the compounds will either be tarmacadam concrete or compressed Type 2 to be agreed with the Landlord. The site may suit a number of transport and storage uses subject to securing planning and any other statutory consents that may be required. This site is approached via its own long private drive off the B2023 Station Road close to the level crossing set behind secure gates.

Total Site Area available now
Existing covered store space

Approx 35,000 sq ft (3252m²)
Approx 2080 sq ft (193m²)

with further areas of the site to come into operation plus the potential of covered storage space.



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AVAILABILITY

Compounds are available for immediate occupation.

LEASE TERMS

The yard space is offered on flexible lease terms by way of a new lease granted direct by the Landlord excluded from the security provisions of the Landlord and Tenant Act 1954 for a term to be agreed.

The Landlord is seeking short/medium occupation until they further expand the site. Fencing to separate and contain the available space can be discussed.

RENTAL

£7 psf pa plus VAT – depending upon the amount of yard space to be taken and the length of commitment that an applicant will offer the Landlord . payable quarterly in advance on the usual quarter days. The ingoing tenant to provide a rental deposit to be held throughout the Term.

VAT

We are advised that the premises is elected for VAT.

SERVICES

Whilst the Tenants must make their own investigations, we understand that the main site is connected to mains electricity and water. Mains gas is not connected. We are not aware that the premises are connected for mains drainage but expect the site to be served by private drainage

BUSINESS RATES

To be re- assessed now that the site is to be let by part a new assessment of the newly lettable space may be required. Interested parties are advised to make their own enquiries of the local rating authority to verify this information.



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PLANNING

The site has historically operated under existing B2 General Industrial and B8 Storage and Distribution uses and may also suit a number of alternative uses subject to the securing the required planning permission.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

VIEWING

Strictly by appointment with the Landlord's Sole Agents:

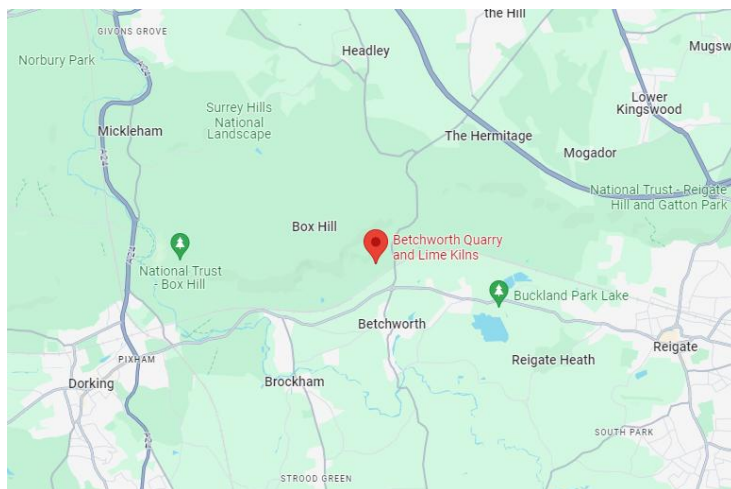
Robinsons

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