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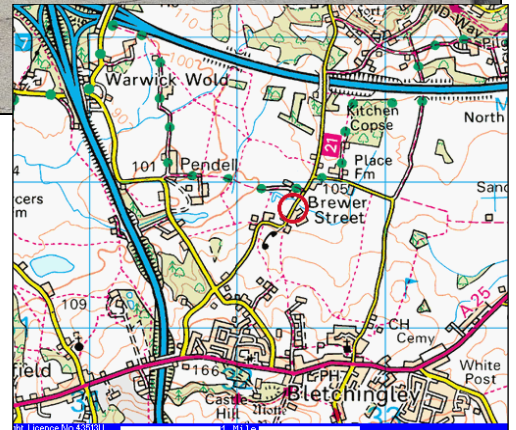


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## WAREHOUSE/OFFICE UNIT TO LET 294.7 sq m (3172 sq ft)



Unit 1, The Friesian Building,  
Brewerstreet Dairy  
Business Park  
Brewer Street, Bletchingley,  
Surrey, RH1 4QP



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# CHARTERED SURVEYORS

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# Unit 1, The Friesian Building, Brewerstreet Dairy Business Park Brewer Street, Bletchingley, Surrey RH1 4QP

## Location:

The property forms part of Brewerstreet Farm which is located a short distance to the north of Bletchingley on one of the link roads to Caterham and can be accessed from the main A25 either along Church Lane, Little Common Lane or Big Common Lane. Access to the motorway network is either via junction 6 of the M25 at Godstone or junction 8 at Reigate. Alternatively it is possible to access the M23 at Merstham.

## Accommodation:

The property forms part of a courtyard development of offices and storage units and comprises a converted agricultural barn which has been upgraded to a very high standard to provide modern warehouse and office facilities. The property has the benefit of a roller shutter door, a separate personnel entrance door, internal offices, kitchenette and wc's with parking in a separate building opposite.

Measured on a gross internal area basis the accommodation is arranged to provide the following:

## UNIT 1

Warehouse/Office	<b>294.7 sq m</b>	<b>(3,172 sq ft)</b>
Mezzanine storage	<b>20.7 sq m</b>	<b>(223 sq ft)</b>

Eaves Height:	3.1 m	(10'2)
Ridge Height:	6.7 m	(22')
Industrial access doors:		
Width:	2.9 m	(9'6)
Height:	3.2 m	(10'6)

## Terms:

A new lease is available for a period of 10 years with a mid term review, subject to contract and VAT at a rent of £25,000 per annum plus VAT.

**Alternative lease terms may be available. More details upon application.**

## Legal costs:

Each party to pay their own legal costs incurred in this transaction.

## Business Rates:

According to the Government website the property has a Rateable Value of £22,250. The UBR for 2011/12 is 43.3p in the £.

## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

## Viewing

Strictly by appointment  
with Sole Agents Gildersleve & Payne  
Peter Gildersleve FRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

**Energy Performance Certificate:**  
Available

