



LIGHT INDUSTRIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

Unit 2 Philpotts Yard, Beare Green, Surrey, RH5 4QU
£8,500 PER ANNUM EXCLUSIVE

Unit 2 Philpotts Yard, Beare Green, Surrey,
RH5 4QU

TO LET

Approx 615 sqft (57.13 sqm)

DESCRIPTION

Self-contained warehouse unit situated in a prominent position immediately adjacent to the A24. The property would suit a variety of occupiers and benefits from a roller shutter, kitchenette, WC, & two allocated car parking spaces

Gross Internal Area	615 sqft	57.13 sqm
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RENT

£8,500 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

Philpotts Yard is situated amongst other commercial properties facing the A24 at Beare Green, a predominantly residential village approximately equidistant between Dorking and Horsham. The A24 is a major road that runs from South London through to Worthing in East Sussex. The M25 (Junction 9) is approximately 15 minutes drive away. Holmwood rail station is within 5 minutes walking distance and provides regular services between Dorking and Horsham.

RATES

Rateable value: £5,200. Rates payable at 49.9p in the £ (2024/25). ***Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.***

VIRTUAL TOUR

<https://tour.giraffe360.com/e3f1e29f740c437287e86409f26a4f0f>

EPC

D-79 (Expires 2033)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

December 2024

FOLIO NUMBER

30282

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

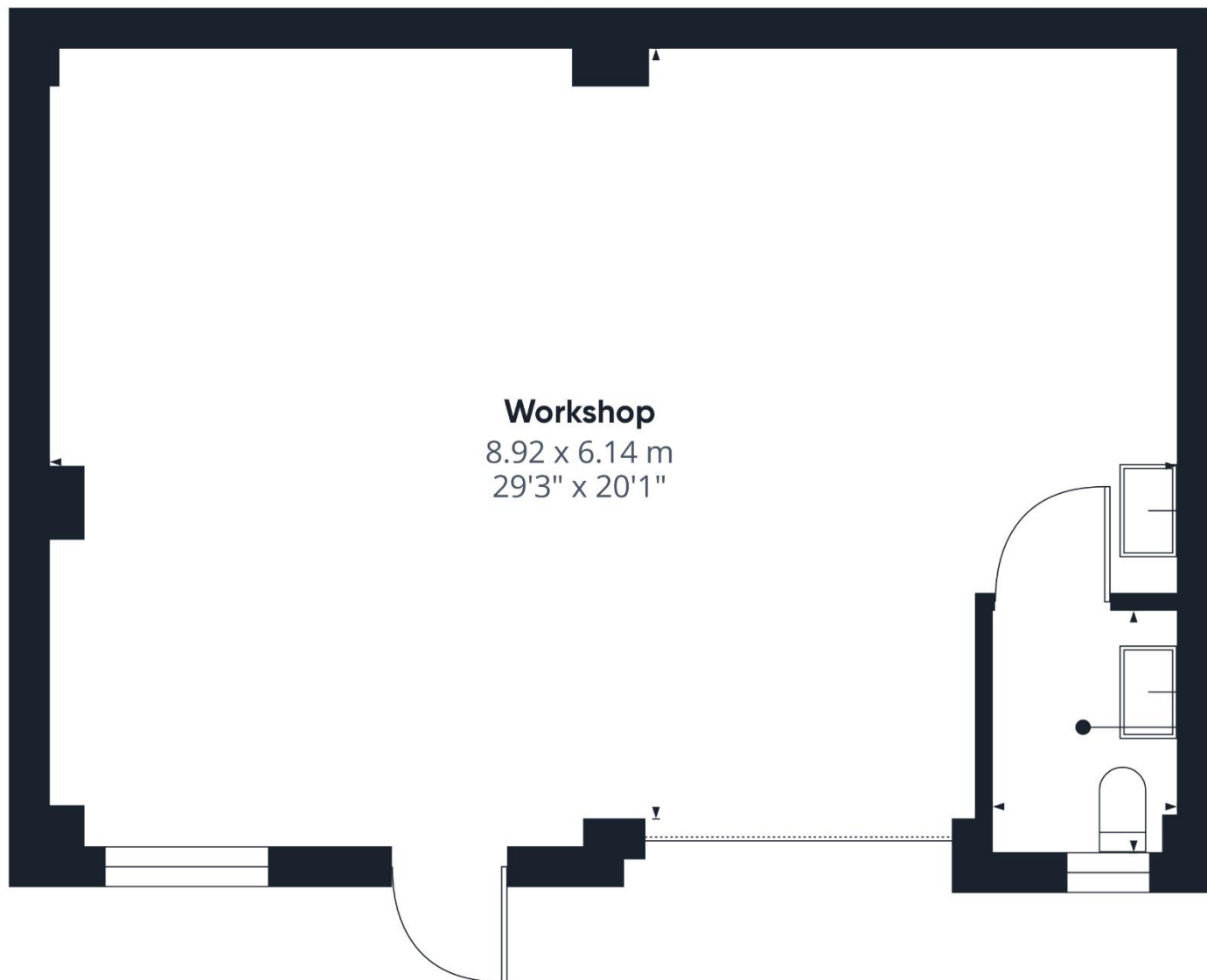
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Workshop
8.92 x 6.14 m
29'3" x 20'1"

WC
1.53 x 1.96 m
5'0" x 6'5"

Approximate total area⁽¹⁾
55.35 m²
595.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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