



CLASS E UNIT TO LET

HS EDWARDS
HUGGINS STUART

Unit 5 Philpotts Yard, Beare Green, Surrey, RH5 4QU
£12,000 PER ANNUM EXCLUSIVE

Unit 5 Philpotts Yard, Beare Green, Surrey,
RH5 4QU

TO LET

Approx 789 sqft (73.33 sqm)

DESCRIPTION

Opportunity to occupy a self-contained business unit situated in a prominent position immediately adjacent to the A24. The property comprises a large open plan office with a kitchenette and male and female WCs and benefits from 4 allocated parking spaces.

Ground Floor NIA	789 sqft	73.33 sqm
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RENT

£12,000 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 running from South London 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: £9,100. 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/fa168c32f3f24d6c96d0adf d370d5981>

EPC

D-95 (Expires 2027)

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

30283

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

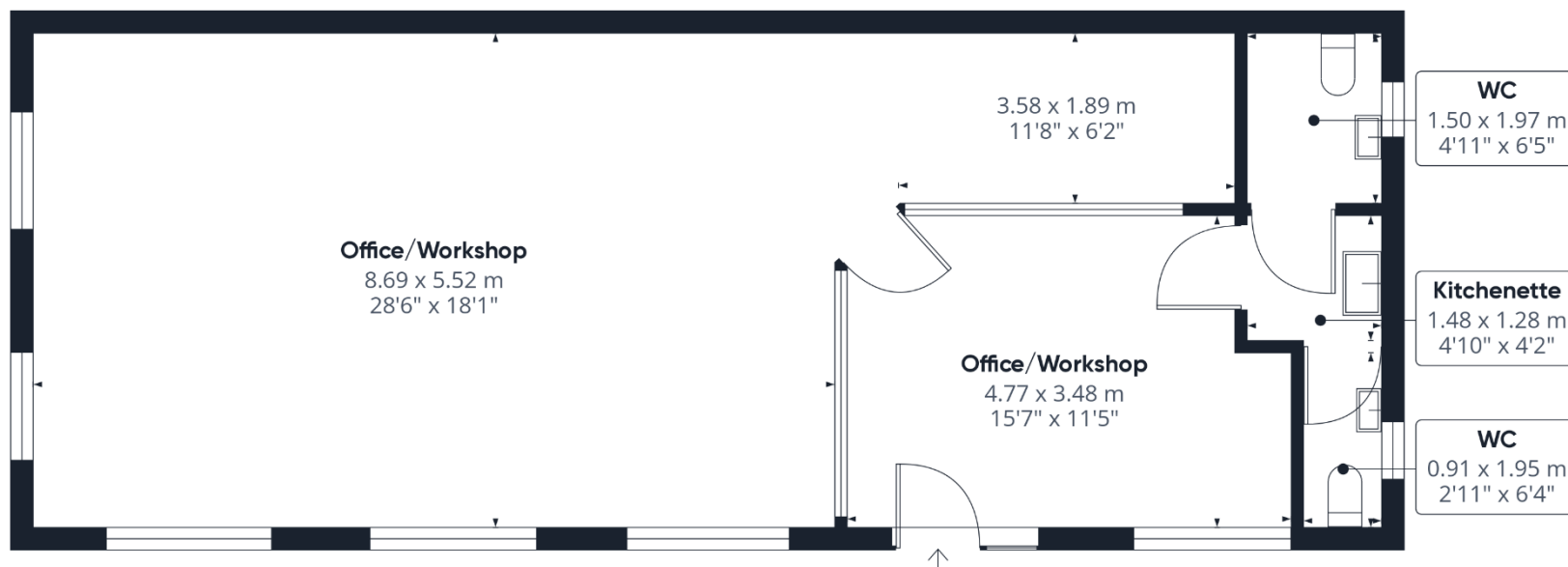
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Approximate total area⁽¹⁾

78.77 m²
847.87 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.

GIRAFFE 360