

## FOR LEASE

Maple Business Park is a secure light industrial estate comprising of numerous units and yards. Located on Church Lane in Burstow the estate is close to Gatwick airport and Crawley.



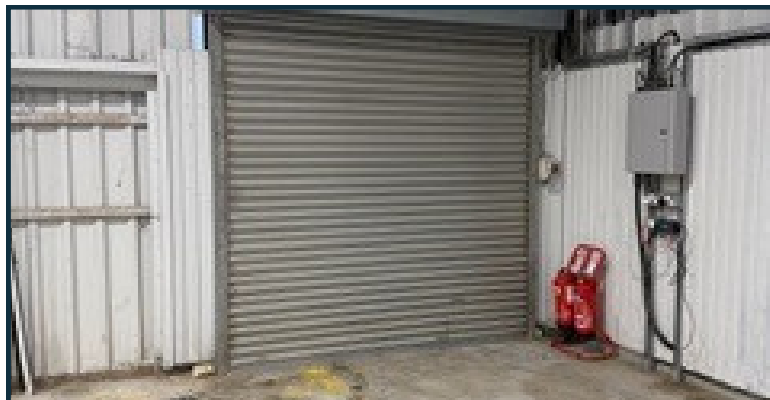
Refurbished light industrial/warehouse of steel frame construction comprising of warehouse and office space. Located close to M23 and Gatwick Airport Maple Business Park is an established development. The unit include an area of mezzanine storage above the office space.

- 24/7 Access
- 24 hour security
- Three phase electricity supply
- Roller shutter loading door
- Office space and Mezzanine storage
- 5,677 square feet
- **AVAILABLE NOW**

**Flexible Lease terms available**

**TGE**  
PROPERTY

# Unit 5A Maple Business Park, Church Lane, Burstow, Horley, RH6 9TG

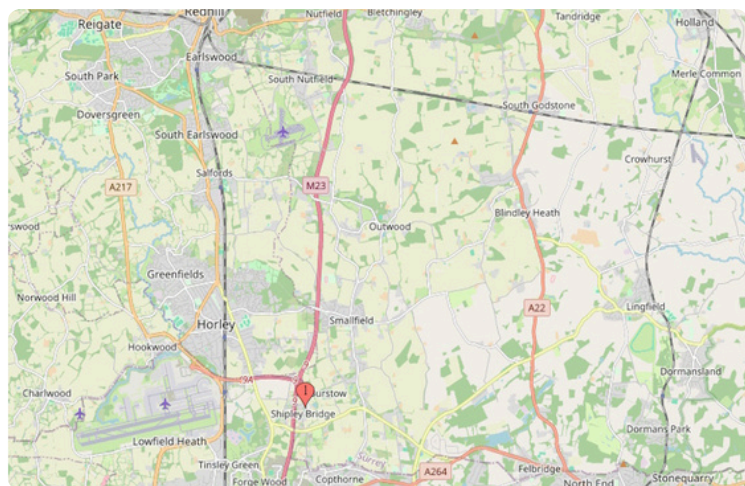


## ACCOMMODATION

Open plan warehouse style space accessed by roller shutter door. Separate office space with mezzanine storage area above, wc facilities, kitchenette. The unit totals 5,677 square feet.

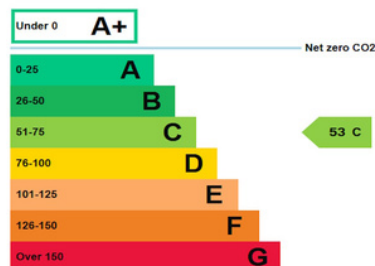
## LOCATION

<b>J10 - M23</b>	<b>- 3 miles</b>
<b>Gatwick Airport</b>	<b>- 5 miles</b>
<b>Crawley</b>	<b>- 4.9 miles</b>
<b>J7 - M25</b>	<b>-13.9 miles</b>
<b>Central London</b>	<b>-32.5 miles</b>
<b>Brighton</b>	<b>-29.5 miles</b>



## EPC RATING

This property's energy rating is C.



## TERMS

Rent £15.00 per sq ft exclusive. Service Charge is applicable and currently £1.24 per sq ft. The property is elected for VAT. Business Rates and small power payable.



## CONTACT

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**VIEWINGS BY APPOINTMENT ONLY**

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