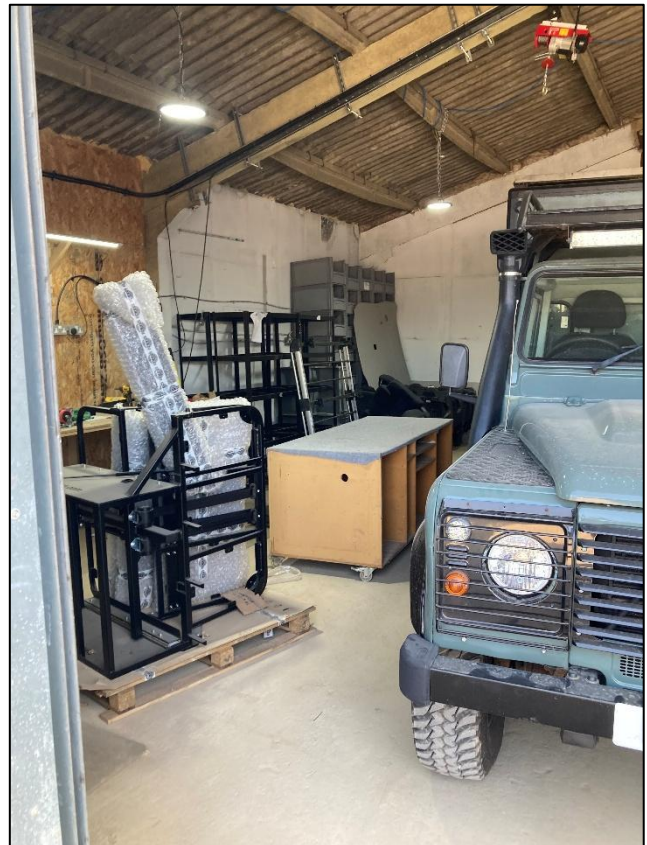


750 SQ FT (69.68 SQ M)
WORKSHOP / STORAGE UNIT TO LET
FAST CONNECTING ROAD LINKS TO THE M23/M25



AVAILABLE FROM AUGUST 2026

UNIT 12C EDOLPHS FARM
NORWOOD HILL ROAD
CHARLWOOD
SURREY
RH6 0EB

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Edolphins Farm is a semi-rural business park, located to the north of Charlwood Village, the towns of Horley (4 miles) and Crawley (5.5 miles) are located to the east and south respectively. Junction 9 of the M23 is located 5.8 miles to the east.

Major Road Link Connections	Distances in Miles
M23	5.8 miles to the east
A24	6.3 miles to the west
M25 via the A217	8.5 miles to the north

ACCOMMODATION

Gross Internal Area 750 sq ft (69.68 sq m)

SITE & UNIT FEATURES

- Steel roller shutter loading door 2.6m (w) x 2.9m (h)
- Approximate 3.4m eaves height
- Forecourt parking (overspill parking area close by)
- LED lighting
- Connected to 3 phase power
- Communal WC facility available

RENT

£9,000 per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The unit is available to rent upon a simple Tenancy Agreement on flexible letting terms. A rental deposit equivalent to two-months will be required. There is no VAT or estate service charge payable, the Landlord is responsible for maintaining the property's roof.

Please Note: Our client will not consider vehicle related uses.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

This unit has yet to be formally assessed by the Valuation Office Agency but in our considered opinion, the Rateable Value upon an assessment is likely to be set considerably below £12,000. Kindly note, there is currently a 100% Small Business Rates Relief available on Rateable Values less than £12,000 - further details on request.

ENERGY PERFORMANCE CERTIFICATE

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

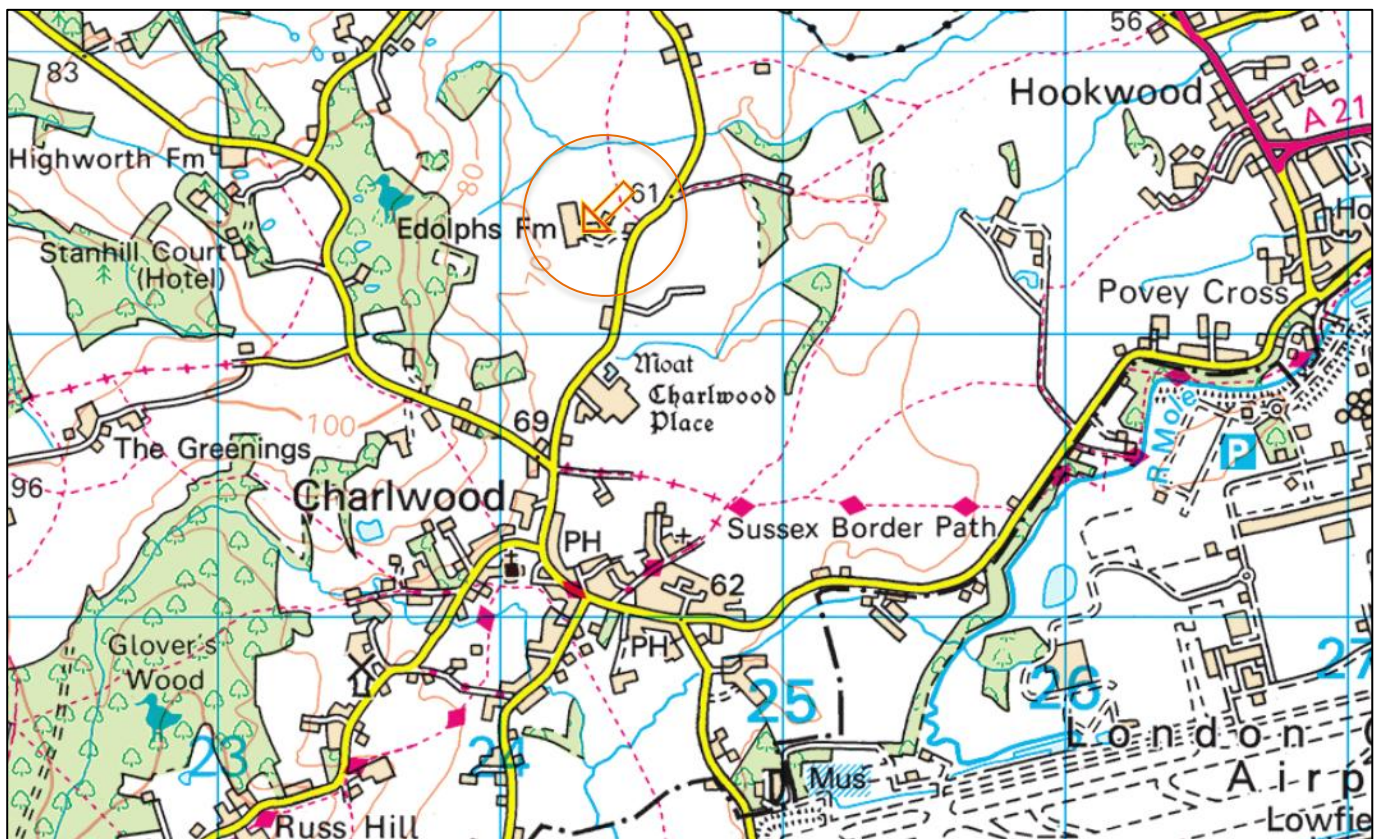
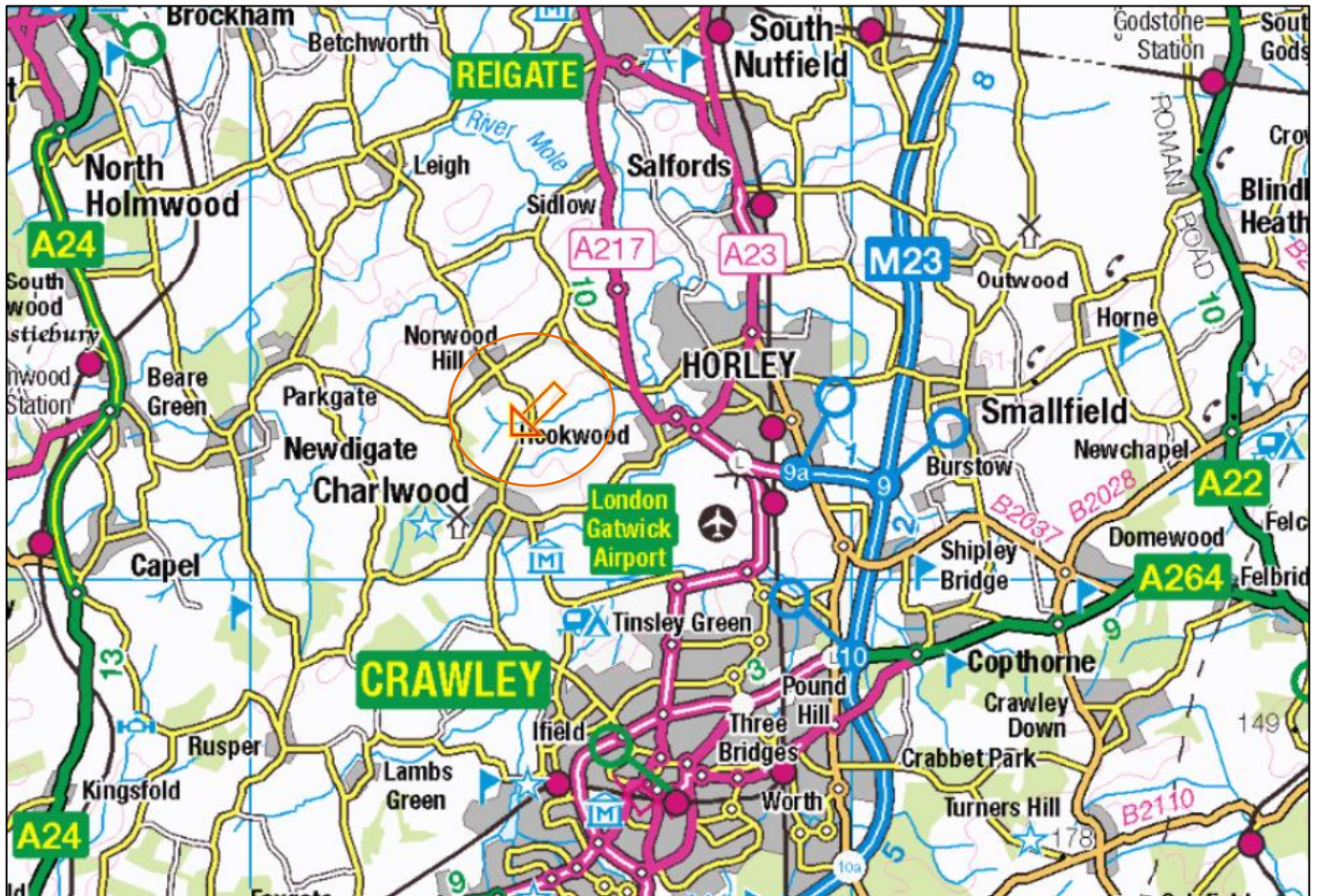
VIEWING ARRANGEMENTS

Strictly by appointment through Sole Letting Agents
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk

LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans, and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.