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Unit D, 78 Billingshurst Road, Broadbridge Heath RH12 3LP

TO LET: INDUSTRIAL UNIT WITH SECURE YARD - 4,443S Q FT (412.7 SQ M)

# LOCATION



The property is situated on the north side of Billingshurst Road to the rear of the Station Garage (Skoda showroom) in the village of Broadbridge Heath, located approximately 3 miles north west of Horsham town centre.

Billingshurst Road is approached directly off the A24/A281 (Guildford Road) junction and the A24 less than 0.5 miles from the A24 (dual carriageway) which provides swift access south to Worthing and north to Crawley.

## Description

The property comprises a workshop/storage facility. There is a good size secure yard/parking area with the workshop.

The property benefits from an electric roller shutter, suspended lighting and two WCs. The concrete floor and internal walls are due to be painted once the current tenant vacates. Lowest eaves height of 4.17ms, rising to 5.7ms. Loading bay 9.19m width and 4.57m height.

## Key Features

- Large secure yard of circa 5,000 sq ft (464.5 sq m)
- E / B8 Use
- Wide Loading Bay

## Accommodation

The gross internal floor area is approx' 4,443 sq ft (412.7 sq m)

## Terms

Available on a new full repairing and insuring lease on terms to be agreed.

## Rent

£60,000 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

C - 51

## Business Rates

Rateable Value: £36,000

Rates Payable: £17,964 (2025/26)

Interested parties are advised to contact Horsham District Council  
Tel: 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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