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10 Natts Lane, Billingshurst, West Sussex RH14 9EZ

SUBSTANTIAL SELF-CONTAINED FACTORY/OFFICES - 35,100 SQ FT

# LOCATION



The property is situated on the Gilman's Industrial Estate at Natts Lane, Billingshurst about 1 mile south of the Town Centre and the junction of the A272/A29 roads.

## Description

This building, currently occupied by BPH Ltd is self-contained and has the benefit of two secure yards to the east and west constructed of brick & external cladding on a steel portal frame.

## Amenities

- Substantial 3 Phase Power/Substation
- Mains Gas
- 24 Hours Access
- Large Site providing car parking/external storage
- Multiple Loading Doors
- Headroom in factory up to 22 feet
- Excellent Refurbished Roof

## Accommodation

Ground Floor Factory/Warehouse: 22,500 sq ft

Ground Floor Offices/Stores: 3,564 sq ft

First Floor Offices: 4,647 sq ft

Steel Heavy Duty Mezzanine Floor: 4,426 sq ft

**Total: 35,126 sq ft**

Site Area: 2.10 acres approximately

## Lease

A new full repairing & insuring lease outside the Provisions of the Landlord & Tenant Act 1954 for a term of 10 years with an upward only rent review at the end of the fifth year.

## Rent

**£350,000 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

Rating D - 87

## Business Rates

Rateable Value: £201,000

Rates Payable: £109,746 (2024/25)

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.

## Legal Fees

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

## Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.









GET IN TOUCH  
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