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Unit E, 78 Billingshurst Road, Broadbridge Heath RH12 3LP  
TO LET: INDUSTRIAL UNIT WITH SECURE YARD - 3,230SQ FT (300 SQ M)

# LOCATION



The property is situated on the north side of Billingshurst Road towards 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 within a secure site (subject to a right of access for the tenant of the rear unit (Unit D). There is a good size secure yard area to the front of the unit and additional parking for at least 12 cars.

The property benefits from two electric roller shutters (each approx 4.1m wide x 3.3m high), suspended lighting and two WCs and is to be subject to refurbishment to include the stripping out of existing partitions and suspended ceilings and the concrete floor and internal walls being painted on vacation of the current tenant. Lowest eaves height of 4.17m, rising to 5.4m.

## Key Features

- Secure yard and parking
- B2 / B8 Use
- 2 x loading doors
- New lease

## Accommodation

The gross internal floor area is approx 3,230 sq ft (300 sq m)

## Planning

The premises benefit from permitted use for the maintenance, servicing and sale of motorbikes and ATV (Quad Bikes) as well as Class 1 & 2 type MOTs. Therefore general industrial (B2) and storage (B8) uses are permitted.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

## Rent

**£39,500 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

TBC

## Business Rates

Rateable Value: £26,250

Rates Payable: £13,098.75 (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.



## 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  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com

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



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD