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2 Prime Buildings, Daux Road, Billingshurst RH14 9SJ

TO LET - FACTORY/WAREHOUSE UNIT - 4,709 SQ FT (437.48 SQ M)

LOCATION



The property is situated on a small Industrial Estate approximately 1 mile south of the Town Centre, A29 and A272 roads

Description

The premises comprises a single storey unit of brick construction, large steel loading door and first floor offices. Car parking is provided at the front of the unit on a concrete apron.

Available from June 2024.

Accommodation

The internal floor area is approximately as follows:

Unit 2 Warehouse/Factory: 4,159 sq ft (386.38 sq m)

First Floor Offices: 550 sq ft (51.10 sq m)

Total: 4,709 sq ft (437.48 sq m)

Lease

For a minimum term of 5 years on a full repairing and insuring lease. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.

Rent

£47,000 per annum exclusive

Service Charge

£300 per annum + VAT

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.

Planning

The premises are in an area zoned for business purposes

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.







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