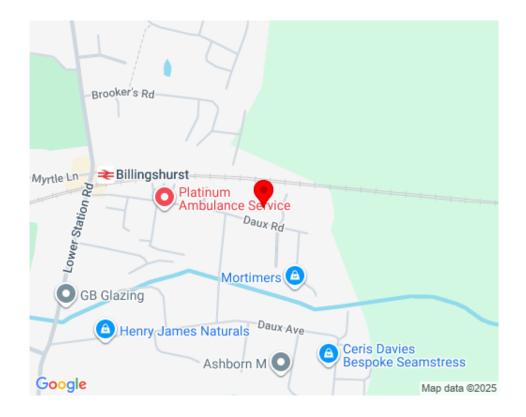


gravesjenkins.com

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.











David Bessant

01293 401040 07767 422530 bessant@graves-jenkins.com 2 Prime Buildings, Daux Road, Billingshurst RH14 9SJ



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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.