



23-24 Lawson Hunt Industrial Estate, Broadbridge Heath,
West Sussex RH12 3JR

TO LET: WAREHOUSE/FACTORY UNITS - 9,405 SQ FT (873.75 SQ M)

LOCATION



The premises are located on the A281 Horsham to Guildford Road approx 2 miles west of Horsham town centre and 1 mile from the A24 London to Worthing Road.

Description

Steel portal frame construction with part brick and part steel profile cladding to the walls and insulated roof.

Key Features

- 24 hour manned security
- Very generous parking spaces
- 2 electric loading doors
- 3 phase power
- Excellent headroom

Accommodation

The approximate internal floor area is as follows:

Ground floor warehouse/factory: 8,896 sq ft

First floor offices: 509 sq ft

Total: 99,405 sq ft (873.75 sq m)

Lease

A new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the 5th year, the lease to be outside the provisions of the Landlord & Tenant Act 1954.

Rent

£75,240 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 C - 66

Business Rates

Rateable Value: £80,500

Rates Payable: £44,677.50 (2025/26)

VAT

VAT will not be payable.

Legal Fees

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

AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.



Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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