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PROPERTY PEOPLE

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25 Lawson Hunt Industrial Park, Broadbridge Heath, RH12 3JR  
WAREHOUSE / FACTORY UNIT

# 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.

## 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.

## 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.

## Key Features:

- 24 hour manned security
- Very generous car parking spaces
- One electric loading door
- 3 phase power
- Excellent head room

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor6,701622.54First  
Floor80975.16Total7,510697.70

## Rent:

£60,080 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs







GET IN TOUCH  
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