



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



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:

Ground Floor: 622.54 sq m (6,701 sq ft)

First Floor: 75.16 sq m (809 sq ft)

Total: 697.70 sq m (7,510 sq ft)

Rent:

£60,080 per annum

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs







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



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