graves jenkins
PROPERTY PEOPLE

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25 Lawson Hunt Industrial Park, Broadbridge Heath, RH12 3JR

WAREHOUSE / FACTORY UNIT

LOCATION

The premises arelocated 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 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

Terms:

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.

Business Rates:

Rateable Value: £74500
Rates Payable: £35760 per annum
Interested parties are advised to contact Horsham District Council Tel: 01403 215100 or www.horsham.gov.uk to verify this information.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

GET IN TOUCH

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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.