



**UNIT 19, HOLMBUSH INDUSTRIAL ESTATE, MIDHURST,
WEST SUSSEX, GU29 9HX**

TO LET

3,358 SQ FT (311.97 SQ M)



Summary

Recently Refurbished End of Terrace Light Industrial/Warehouse Premises

Available Size	3,358 sq ft
Rent	£42,120 per annum
Rateable Value	£22,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

- Corner Prominence
- Existing Trade Counter style front office
- Mezzanine Floor
- Up and over loading door measuring (3.749m x 4.835m)
- Three Phase electricity
- LED lighting
- 5.78m Eaves / 6.92m Apex



Location

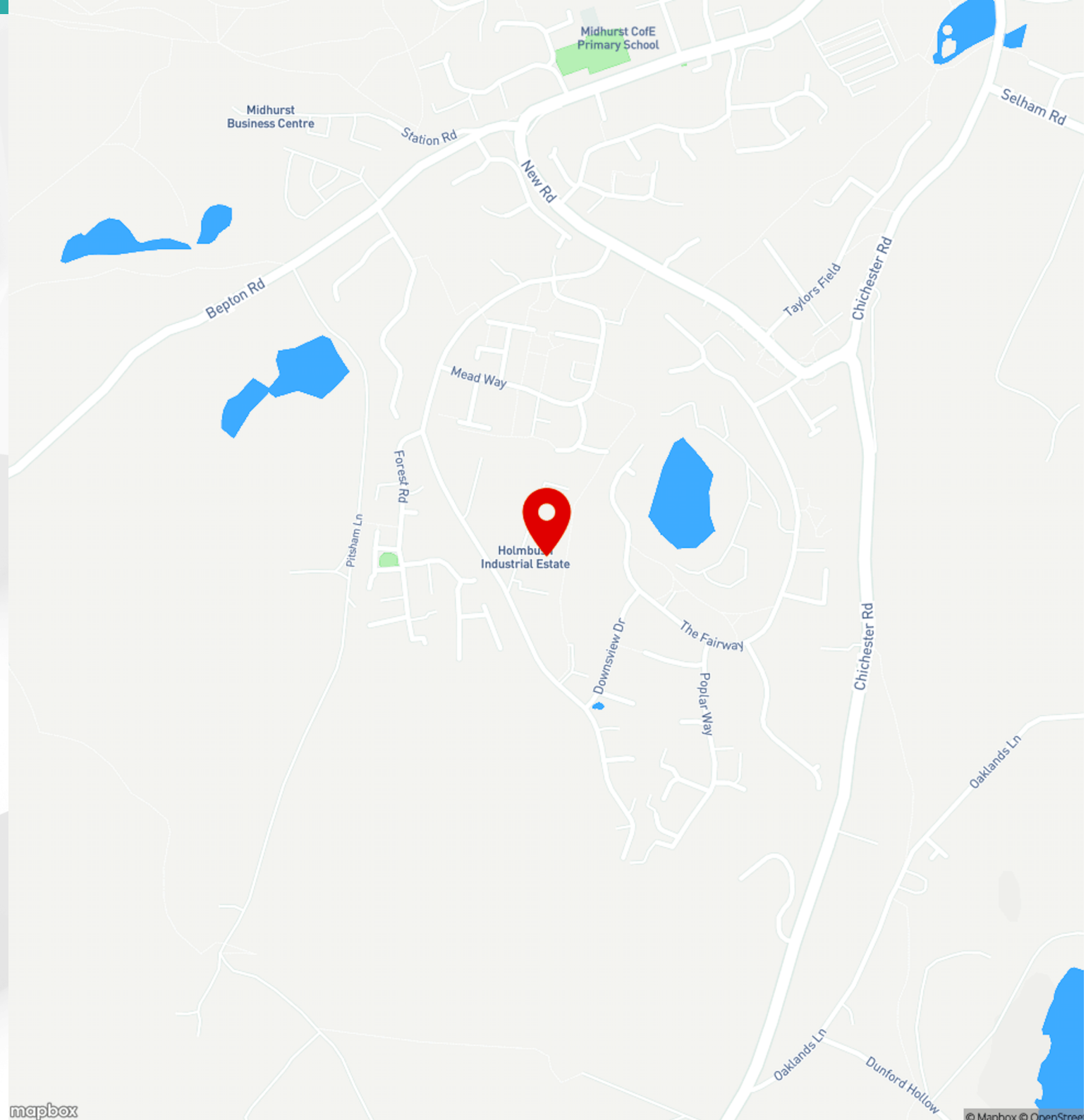


Unit 19, Holmbush Industrial Estate, Midhurst, West Sussex, GU29 9HX

Midhurst is a town in the county of West Sussex approximately 10 miles to the south of Haslemere, 12 miles north of Chichester, 28 miles north-east of Portsmouth and 55 miles south-west of central London.

The town is 10 miles from the east of the A3 trunk road, which is accessed via the A286 and A272, which connects Midhurst to Portsmouth and Guildford. The A286 to the south of the town connects to the A27, which provides excellent access to Junction 12 of the M27 motorway.

The nearest railway station is in Haslemere, a 20-minute drive, which has regular train services to London Waterloo station with an average journey time of 58 minutes.





19



Further Details

Description

The unit which has recently been refurbished to a high standard benefits from a new shutter door which provides access to a loading area.

There is a separate pedestrian entrance at the front of the unit leading to an office.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m	Availability
Ground	3,129	290.69	Available
Ground	229	21.27	Available
Total	3,358	311.96	

*There is currently a mezzanine floor in situ from the previous tenants occupation of approximately 890 sq ft.
Further details available upon request.

Viewings

Viewings via Joint Sole Agents Vail Williams and SHW

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £42,210 per annum exclusive

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657826



Mikael Goldsmith

mgoldsmith@vailwilliams.com

07435 829861

