

TO LET



**INDUSTRIAL PREMISES WITH YARD AREAS AND PARKING
AVAILABLE AS A WHOLE OR CAN BE SUB-DIVIDED
5,699 – 20,011 SQ FT**

2-3 Blatchford Road, Horsham, West Sussex, RH13 5QR



Location

The property fronts onto Blatchford Road which forms part of one of Horsham's principle industrial zones located approximately 1 mile to the north-east of Horsham town centre. Road communications are good with easy access to the A264, in turn leading to the M23/M25. Gatwick Airport is approximately 16 miles to the north-east and Worthing 20 miles to the south. Horsham mainline railway station provides a frequent and direct service to London Victoria (55 minutes) and Gatwick Airport is 10 miles to the north-east.

Description

The property comprises an industrial site, with the front section formed of two purpose-built industrial units which are understood to have been constructed in the 1960's, with the right-hand unit benefiting from a two-storey office element at the front. The units have since been interconnected with the construction of an infill link extension and a third more modern unit with higher eaves has been created to the rear.

The site benefits from ample parking provision to the front of the building, with roller shutter access to each of the units via the private yards at the sides and rear of the property. The right-hand unit has a minimum eaves height of 2.90 m, the left-hand unit 2.61 m and the rear more recently created unit 6.28 m.

The premises can be available as a whole or can be sub-divided into two separate units of 5,699 sq ft and 14,312 sq ft respectively.. Further details upon application.

Specifications

- 3 phase electrical supply
- LED lighting
- Gas blow heaters
- 4 roller shutter entrances
- Total Site Area of 0.85 acres

Accommodation

The premises have the following approximate gross internal floor areas:-

Description	Size sq m	Size sq ft
Warehouse 1		
Warehouse/Production Area	685.16	7,375
Ground Floor Offices	120.87	1,301
First Floor Offices	107.49	1,157
Mezzanine	11.71	126
Link		
Warehouse	85.38	919
Warehouse 2		
Offices/Store/Welfare	116.50	1,254
Warehouse/Production Area - Front	225.85	2,431
Warehouse/Production Area - Rear	187.11	2,014
Warehouse 3		
Warehouse/Production Area	209.12	2,251
Offices	10.31	111
Side Extension	35.86	386
Mezzanine	63.73	686
Total	1,859.09	20,011

Tenure

The premises are available by way of a new lease(s) on terms to be agreed.

Rent

On application.

VAT

VAT is applicable on the terms quoted.

Legal Costs

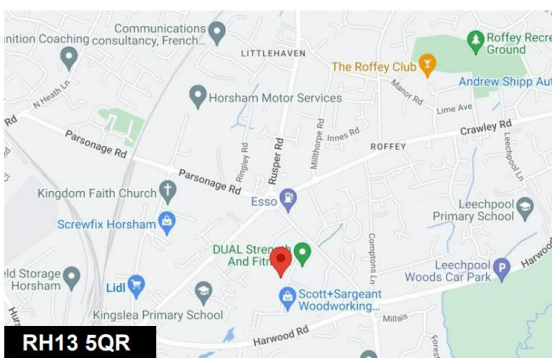
Each party to be responsible for their own legal costs.

Business Rates

Rateable Value of £112,000 with a UBR of 54.6 p in £.

EPC Rating

C (58).



Viewing & Further Information



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Indicative Split Plan

All dimensions and levels must be checked on site prior to commencement. Do not make any alterations without the written agreement of the client. Any discrepancies must be reported to the client before work commences.



CASE
ELECTRICAL LTD
UNIT 2 GENESIS BUSINESS CENTRE
STATION ROAD
HORSHAM
WEST SUSSEX
RH13 5DN
Tel: 01403 264259
Email: info@case-electrical.co.uk

Project:
Flexible Machining Systems
2/3 Blatchford Road
Horsham
West Sussex
RH13 5QR
Title:
Machine Shop & Assembly
and Goods In Area
Ground Floor Plan - Existing

Scale: A1@1:100
Drawn By: kup
Date: 06.24
Drawing No.: 24647-01
Rev:



Floor Plan (Scale 1:100)



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