



UNIT 3, REDKILN CLOSE, HORSHAM, RH13 5QL

FOR SALE

8,749 SQ FT (812.81 SQ M)



Summary

Industrial / Workshop premises for sale suitable for motor repairs/MOT testing

Approx. 8,750 SQ FT

Available Size	8,749 sq ft
Price	£1,100,000
Rates Payable	£39,000 per annum
Rateable Value	£71,500
Service Charge	Mains water and gas, electric and drainage are connected but have not been tested
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (116)

- Vacant industrial premises situated on established estate close to Horsham town centre
- Freehold for sale with vacant possession
- Suitable for vehicle workshop/repairs/MOT testing station



Location

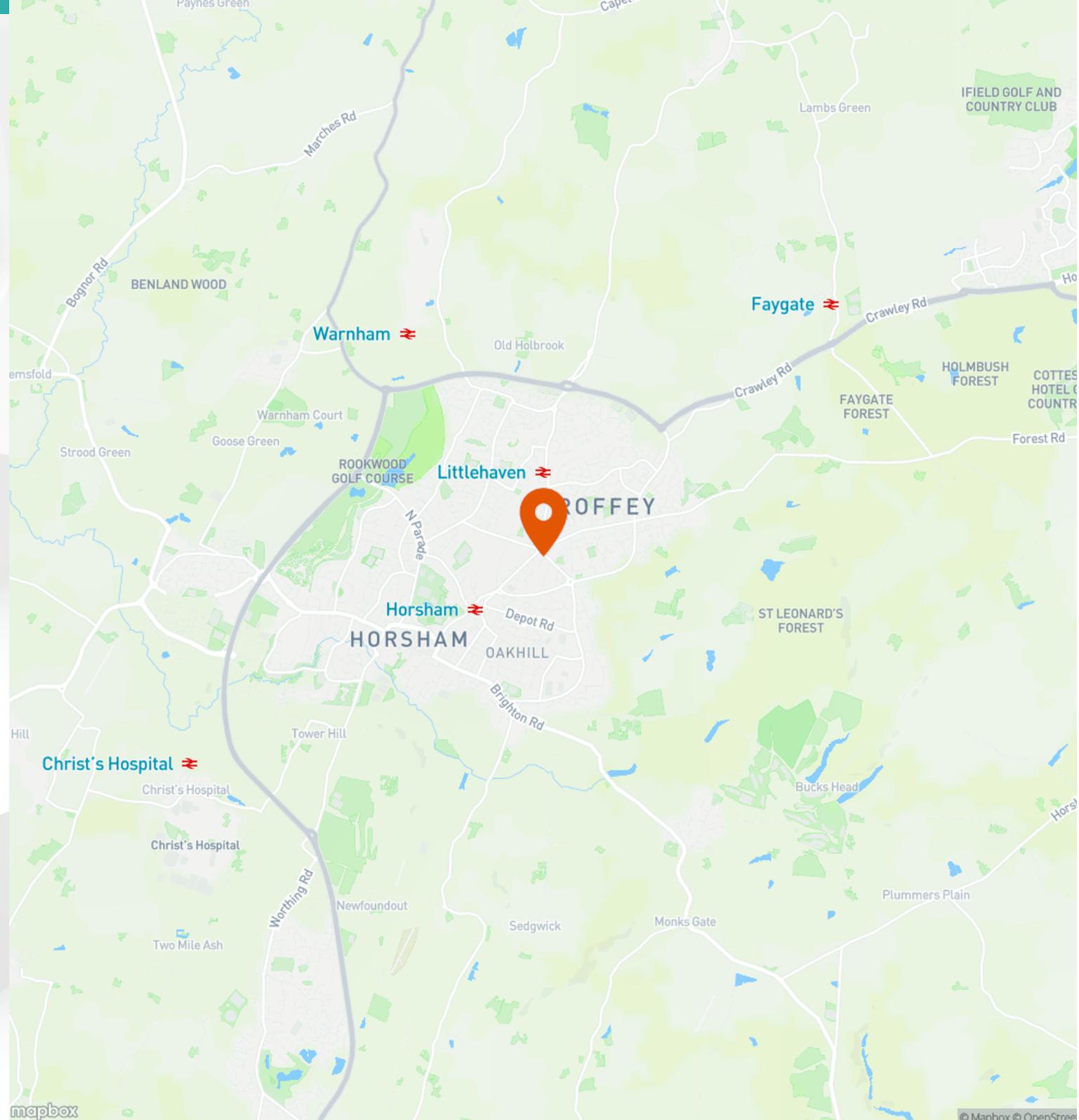


Unit 3, Redkiln Close, Redkiln Close, Horsham, RH13 5QL

Horsham is situated approximately 31 miles south west of London, 18 miles north west of Brighton and 26 miles north east of Chichester.

Road communications to the town are provided by the A24 which connects to the north to Junction 8 of the M25 and the A246 which connects to the M23 to the north east at Junction 11. The town has a railway station which provides services to London Victoria with fastest journey time of 1 hour. Horsham is a popular retail centre, established commercial location and a London commuter town which has seen substantial development of new homes in recent years.

The property is located at the end of Redkiln Close. The surrounding area is an established commercial/ industrial location situated circa 1 mile to the north east of Horsham. Nearby occupiers include Tesco Express, Brewers Decorator Centre and Jewsons.





Further Details

Description

The property comprises an industrial building with ground floor reception/office/staff facilities and first floor office /store areas to the front. The site benefits from ample parking provision to the front and side of the building with a car 'wash down area'. There are two roller shutter access doors and a separate pedestrian/customer entrance. The property is registered as a MOT testing station having previously been occupied by Marshalls and Motorline.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor Industrial/reception/staff areas	7,728	717.95	Available
1st - First Floor Offices/Stores	1,021	94.85	Available
Total	8,749	812.80	

Agent Note

Please note the photos are taken when the unit was occupied and all F&F have now been removed.







Enquiries & Viewings



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