

TO LET

**WAREHOUSE WITH MEZZANINE  
FIRST FLOOR OFFICES/ANCILLARY**

Unit 1 Prime Buildings, Daux Road, Billingshurst, RH14 9SJ



## Summary

<b>Available Size</b>	5,378 sq ft
<b>Rent</b>	£32,268 per annum exclusive
<b>Business Rates</b>	To be re-assessed as currently rated as a whole with Unit 1
<b>Service Charge</b>	A service charge shall be applicable towards the upkeep of the common parts of the estate and is currently approximately £300 per annum plus VAT
<b>EPC Rating</b>	D (76)

## Location

The premises are situated on one of the town's principal industrial estates, close to Billingshurst mainline railway station. The estate benefits from good road access with the A29 linking with major towns in the area including Horsham and Crawley.

## Description

The unit forms part of a terrace of four, constructed of a concrete portal frame to provide a large open plan warehouse/workshop space at ground floor with a mezzanine and further offices at first floor. The roof is being overclad to include 300 mm of insulation which we understand should significantly improve the current EPC rating.

The unit benefits from the following amenities:

## Specification

- Solid concrete floor
- Minimum eaves height of 5.82 m and max of 7.22 m
- Electric roller shutter door (4.20 m wide x 4.97 m high)
- 3 phase power
- Electric heaters (gas available)
- Translucent light panels
- Security alarm, fire alarm and emergency lighting
- Pedestrian entrance door
- Air conditioning to the offices
- Male and female WC's over both floors
- Kitchen

## Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	4,901	455.32
First Floor	477	44.31
<b>Total</b>	<b>5,378</b>	<b>499.63</b>

## Lease

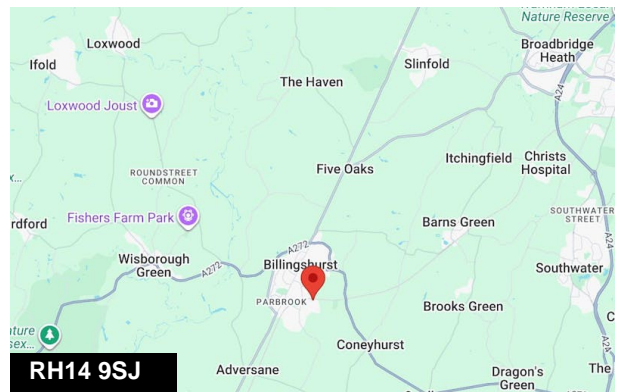
The unit is available by way of a new lease upon terms to be agreed.

## VAT

VAT will be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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### Jonathan Mack

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[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



### Crickmay Chartered Surveyors

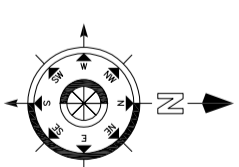
22 London Road, Horsham, West Sussex, RH12 1AY  
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







RICS



**DRAWING ISSUE NOTE:**

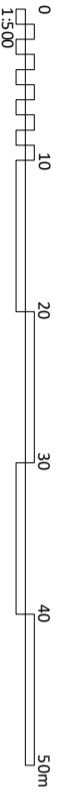
- For the purpose of submission to Local Authority for the approval of Planning Consent
- This drawing is to be read in conjunction with all other relevant drawings & details in this package
- Do not scale, except for Planning purposes
- Dimensions are in millimeters unless otherwise stated
- Do not use for construction
- Should any third party use these drawings for the purpose of construction, it shall be entirely at their own risk.

**Key:**

-  Application site.
-  Land owned by applicant.



**P2** Site Block Plan  
1:500 @ A3

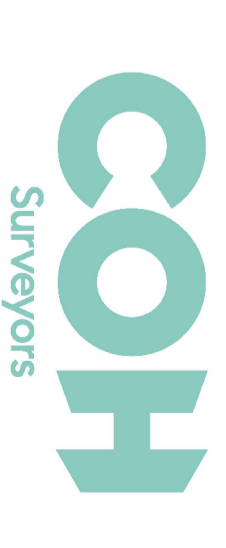


Revision  
Project:  
**Over-roofing**

Site Address:  
**Units 1-4 Prime Buildings  
Daux Road  
Billingshurst  
RH14 9SJ**

Drawing:  
**Site Block Plan**

Client:  
**Prime Securities Ltd**



Drawing No. Revision  
**1932.25.02**

Drawing Issue:

**PLANNING**

Scale  
**1:500 @ A3**

Date	Drawn By	Checked By
Jan' 2026	JL	RH

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