



23-24 Lawson Hunt Industrial Park

Broadbridge Heath, RH12 3JR

Warehouse / Factory Units

9,405 sq ft
(873.75 sq m)

- 24 hour manned security
- Very generous car parking spaces
- 2 electric loading doors
- 3 phase power
- Excellent head room

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Summary

Available Size	9,405 sq ft
Rent	£75,240 per annum
Rates Payable	£44,677.50 per annum Interested parties are advised to contact Horsham District Council Tel: 01403 215100 or www.horsham.gov.uk to verify this information
Rateable Value	£80,500
Legal Fees	Each party to bear their own costs
Estate Charge	£1.85 per sq ft For the 24 hour manned security and the upkeep of the Estate roads and general upkeep.
EPC Rating	C (66)

Location

The premises are located 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.

Lease

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. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

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.

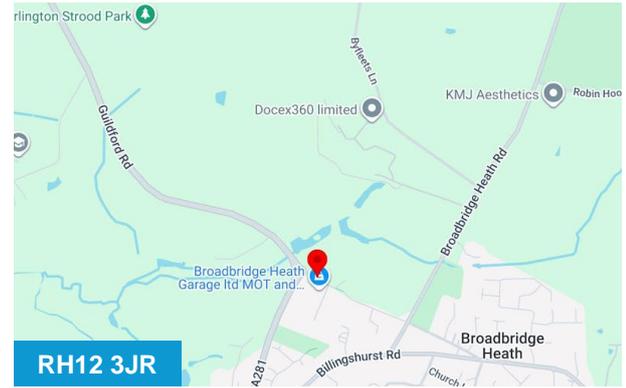
Accommodation

The approximate internal floor area is as follows:

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	8,896	826.47
1st	Office	509	47.29
Total		9,405	873.76

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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