TO LET

OPEN STORAGE YARD
687.48 SQ M (7,400 SQ FT)

Compound One, Graylands Estate, Langhurstwood Road, Horsham, RH12 4QD



T: 01403 264259 | crickmay.co.uk

Summary

Available Size	7,400 sq ft
Rent	£3 per sq ft per annum exclusive
Business Rates	To be advised. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businessess may be eligible for the Small Business Rate Relief Scheme.
Estate Charge	A service charge shall be payable towards the general upkeep and maintenance of the common parts of the estate associated with the yard
EPC Rating	EPC exempt - No building present

Location

Graylands Estate is situated approximately 1.5 miles north of Horsham town centre, close to the A264, linking up the A23 with Gatwick Airport being approximately 9 miles to the north-east.

Description

Accommodation comprises an open storage yard with type 1 surface, palisade fencing and double gates. There is a potential 1,590 sq ft of additional yard space available with a 20' container.

N.B. The site is not suitable for HGV's although access/storage of vans and other vehicles will be considered.

Accommodation

The open storage land comprises the following approximate areas:

Description	sq ft	sq m
Total Site	7,400	687.48

Lease Terms

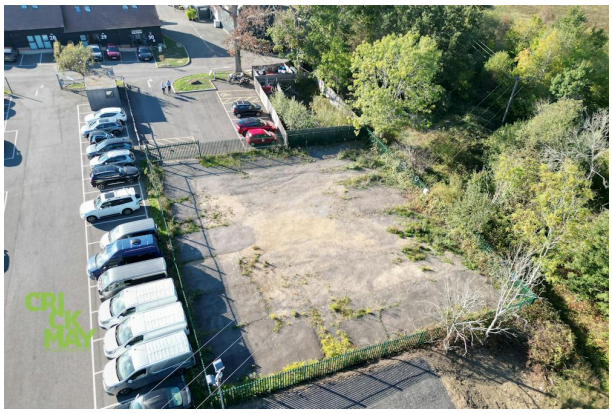
A new lease is available from 1st March 2027 or sooner if required.

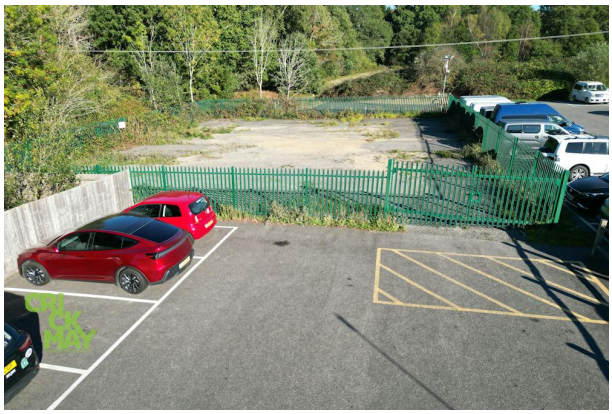
VAT

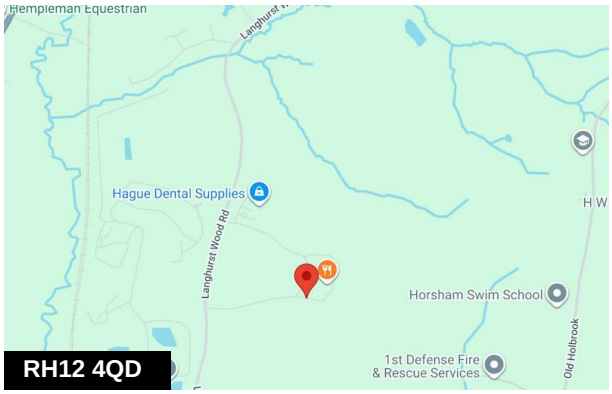
VAT will be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal fees.







Viewing & Further Information



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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.



Do not scale from this drawing

GENERAL NOTES:

DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS

ALL DIMENSIONS MUST BE CHECKED ON SITE

PRELIMINARY

Rev	Description	Issued	Drn	Chk
S	Red lines removed	29 Jun 20	AWS	
R	Property boundaries updated Store added + minor adjustements	29 Jun 20	AWS	
Q	Redlines toproperty boundaries	22 Jun 20	AWS	
P	Minor updates, estate office added	08 Jun 20	AWS	
O	Site plan updated to client's comments	03 Jun 20	AC	AWS
N	Pavilion path added + Minor changes	09 May 18		
M	Unit 11 moved, blocks renumbered	08 May 18		
L	Block A, Block B, Sewage plant and parking areas updated	04 May 18		

Client
Verve Properties

Project
Graylands
Langhurst Road
Horsham, RH12 4QD

Drawing
Site Plan

Scale		Drawn	Checked
1:500@A1		AWV	

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Drawing No			Rev No
4243	A	05	S