



## Unit D, 78 Billingshurst Road

Broadbridge Heath, RH12 3LP

### Industrial Unit with secure yard

**4,443 sq ft**  
(412.77 sq m)

- Large secure yard of circa 5,000 sq ft (464.5 sq m)
- Wide loading bay
- E / B8 Use Wide Loading Bay

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## Summary

<b>Available Size</b>	4,443 sq ft
<b>Rent</b>	£60,000 per annum
<b>Rates Payable</b>	£17,964 per annum Interested parties are advised to contact Horsham District Council Tel: 01403 215100 or <a href="http://www.horsham.gov.uk">www.horsham.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£36,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (51)

## Location

The property is situated on the north side of Billingshurst Road to the rear of the Station Garage (Skoda showroom) in the village of Broadbridge Heath, located approximately 3 miles north west of Horsham town centre.

Billingshurst Road is approached directly off the A24/A281 (Guildford Road) junction and the A24 less than 0.5 miles from the A24 (dual carriageway) which provides swift access south to Worthing and north to Crawley.

## Description

The property comprises a workshop/storage facility. There is a good size secure yard/parking area with the workshop.

The property benefits from an electric roller shutter, suspended lighting and two WCs. The concrete floor and internal walls are due to be painted once the current tenant vacates. Lowest eaves height of 4.17ms, rising to 5.7ms. Loading bay 9.19m width and 4.57m height.

## Services

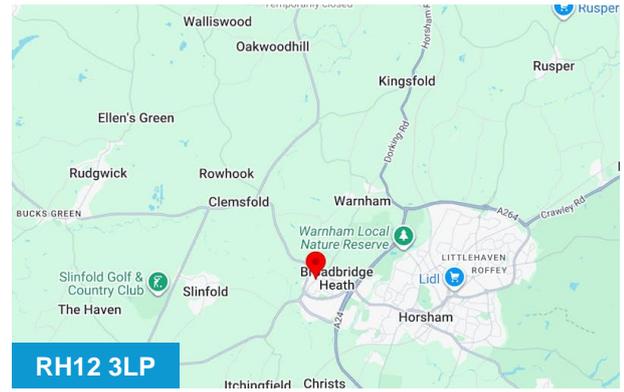
Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Terms

Available on a new full repairing and insuring lease on terms to be agreed.

## 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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