

TO LET

INDUSTRIAL/WAREHOUSE UNITS AVAILABLE SEPARATELY OR TOGETHER TO SUIT 697.70 - 1,571.45 SQ M (7,510 - 16,915 SQ FT)

Units 23/24 & 25 Lawson Hunt Industrial Park, Broadbridge Heath, Nr Horsham, RH12 3JR



Summary

Available Size	7,510 to 16,915 sq ft
Business Rates	Unit 23/24 Rateable Value of £80,500 and Unit 25 Rateable Value of £64,000, both with a UBR of 55.5 p in £
Estate Charge	For the 24 hour manned security and the upkeep of the estate roads and general upkeep, there is a service charge levied, currently at approx £1.85 per square foot + VAT
EPC Rating	Property graded as C-C (Unit 23/24 - 66 and Unit 25 - 71)

Location

The premises are situated on this modern industrial estate located on the A281 Guildford Road, approximately 2 miles west of Horsham town centre. The A24 Horsham bypass, via a dual carriageway, is a half-mile to the east, which provides excellent road communications to the South Coast, Gatwick Airport and the M23 and M25.

Description

The premises comprise 2 adjacent units of steel portal frame construction with part brick and part steel profile cladding to the walls and insulated roof. Unit 23/24 and Unit 25 are available as a whole or separately to suit an occupiers' requirements.

Specification

- 24 hour manned security
- Generous car parking spaces
- 2 electric loading doors to Unit 23/24
- One electric loading door to Unit 25
- 3 phase power
- Lighting
- Excellent headroom

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Unit 23/24 Ground Floor	8,896	826.47
Unit 23/24 First Floor Offices	509	47.29
Unit 23/24 Total	9,405	873.75
Unit 25 Ground Floor	6,701	622.54
Unit 25 First Floor Offices	809	75.16
Unit 25 Total	7,510	697.70

Lease(s)

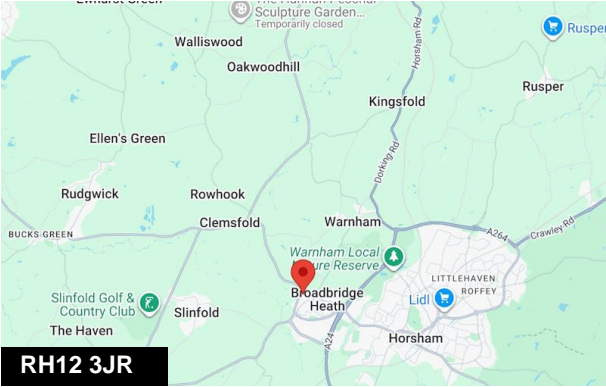
A new full repairing and insuring lease(s) for a term of 10 years with an upward only rent review at the end of the fifth year, the lease(s) to be outside of Provisions of the Landlord & Tenant Act 1954.

Rents

- Unit 23/24 - £75,240 per annum exclusive + VAT.
- Unit 25 - £60,080 per annum exclusive + VAT.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk

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