

TO LET

WAREHOUSE/INDUSTRIAL UNIT WITH OFFICES
544.50 SQ M (5,861 SQ FT)

Unit T Blatchford Road, Horsham, RH13 5QR



Summary

Available Size	5,861 sq ft
Rent	£65,000 per annum exclusive
Business Rates	Rateable Value of £42,000 with a UBR of 49.9 p in £
EPC Rating	C (72)

Location

Horsham is one of the main commercial centres in West Sussex, having good communications via road with Junction 11 of the M23 approximately 7 miles distant, accessed via the A264. Horsham's mainline railway station serves London Victoria in approximately 55 minutes and Gatwick Airport is approximately 10 miles distant. The property is situated on an established trading estate to the east of Horsham town centre, approximately 1 mile distant, and Horsham's mainline station is within easy walking distance.

Description

The property comprises a detached building of steel portal frame providing two industrial areas at ground floor, along with 3 office/ancillary rooms and WC facilities.

There is also a mezzanine that can be removed or remain in-situ if required, and is available by way of separate negotiation.

The property benefits from the following amenities:

Specification

- Concrete floor
- Reception area
- Eaves height of 4.6 m
- Loading doors 4.05 m high x 3.79 m wide
- Translucent light panels
- WC's and kitchen/break out area
- Forecourt car parking for approximately 7 vehicles

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	5,861	544.50

Lease

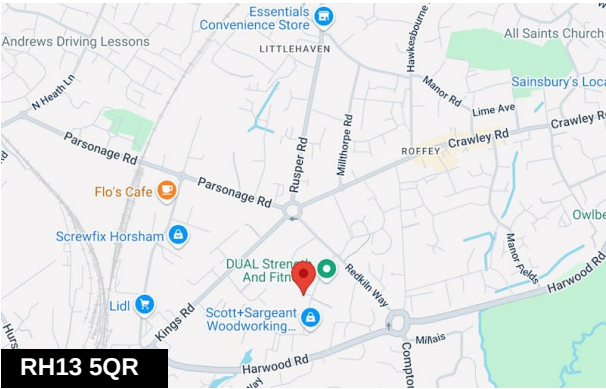
An assignment of the existing lease is available, expiring January 2027. Alternatively the Landlord would give consideration to a new lease being granted on terms to be agreed. Details on application.

VAT

VAT may 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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