

TO LET

**SELF-CONTAINED OFFICE BUILDING
WITH CAR PARKING**

Unit 8 Mulberry Trading Estate, Foundry Lane, Horsham,
RH13 5PX



**CRICK
MAY**

Summary

Available Size	612 sq ft
Rent	£8,000 per annum exclusive
Business Rates	Rateable Value of £7,700 with a UBR of 43.2 p in £. Eligible businesses will be applicable for small business rates relief
EPC Rating	E (120)

Location

Mulberry Trading Estate is situated adjacent to Foundry Lane, approximately 1 mile north of Horsham town centre and the mainline railway station. Vehicular access is good with the A24 and A264 located close by, providing easy access to Crawley, Gatwick Airport and the M23.

Description

The property comprises a detached single-storey office/workshop unit which is largely open plan and includes kitchenette facilities, male and female WC facilities and two separately partitioned office spaces. The property benefits from 3 allocated parking spaces.

Specification

- Fluorescent strip lighting
- Plug-in electric heaters and 1 night storage heater
- Laminate flooring
- Wheelchair access (ramp)
- Security alarm

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Total	612	56.86

Terms

Available by way of an assignment of the existing lease, due to expire 16 June 2028.

Alternatively consideration may be given to a new lease on terms to be agreed. Further details on application.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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