



## BUSINESS UNIT IN RURAL SETTING

### Unit 2 Pear Tree Farm

Grouse Road, Colgate,  
RH13 6HT

- Delightful setting
- LED lighting
- 3 parking spaces

## LIGHT INDUSTRIAL, WAREHOUSE TO LET

790 sq ft

# Unit 2 Pear Tree Farm, Grouse Road, Colgate, RH13 6HT

## Summary

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 790 sq ft                                                                                                                              |
| Rent           | £12,500 per annum plus VAT pax.                                                                                                        |
| Rates Payable  | £5.61 per sq ft<br>Small business rate relief applies to this property. Interested parties should make their own enquiries to the VOA. |
| Rateable Value | £10,250                                                                                                                                |
| Service Charge | TBC                                                                                                                                    |
| EPC Rating     | D (79)                                                                                                                                 |

## Description

The building is of steel frame construction with concrete floors, blockwork and insulated profiled steel cladding. Externally there is a forecourt and parking.

The building currently is arranged as three separate areas with a partitioning. There is a tea point within the unit.

## Location

Pear Tree Business Centre is set in a rural environment between Crawley and Horsham. The property is located in Grouse Road, within 1 mile of Pease Pottage and only 2 miles from J11, M23.

## Specification

- Three phase power
- Sectional up and over loading door
- 3 parking spaces
- Min eaves 3.3m, max eaves 4.4m

## Terms

A new lease is available for a term to be agreed.



## Viewing & Further Information

**Michael Deacon-Jackson**

07939 136 295  
mdj@ftdjohns.co.uk

