

FOR SALE

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CHARTERED SURVEYORS

**FREEHOLD INVESTMENT FOR SALE
DETACHED WAREHOUSE ON 0.62 ACRES
AVAILABLE BY AUCTION - 23 JUNE 2026**

Gateway One, Graylands Estate, Langhurstwood Road,
Horsham, RH12 4QD



Summary

Available Size	8,818 sq ft
Business Rates	Rateable Value of £94,500 with a UBR of 48.0 p in £
EPC Rating	Upon enquiry

Location

Horsham is one of the main commercial centres in West Sussex, situated approximately 40 miles south of London, Gatwick Airport approximately 9 miles to the north-east and Brighton approximately 23 miles to the south. Graylands Estate is a well established mixed-use development, located approximately 1.5 miles north of Horsham town centre, close to the A264, providing good road links to the A23, A24, M25 and beyond.

Description

A detached two-storey plus basement warehouse within a 0.62 acre plot. The accommodation provides a reception area, office, warehouse and a large showroom to first floor mezzanine, together with ancillary storerooms, a staff kitchen and significant basement accommodation. To the front of the building is a car park providing approximately 14 spaces.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	5,439	505.30
First Floor	2,712	251.95
Basement	667	61.97
Total	8,818	819.22

Specification

- Excellent investment opportunity let to Hague Dental Supplies Ltd for an unbroken term of 10 years, expiring 2036
- Detached self-contained warehouse on its own plot at the edge of a busy and established industrial estate
- Easy access to the A264 Horsham Bypass (within 1 mile); A24 and adjoining motorway networks
- 7.89% GIY on the guide price

Tenancy

A new lease will be entered into at the point of completion for an unbroken term of 10 years to Hague Dental Supplies Ltd at an initial rent of £75,000 per annum exclusive, rising to £84,000 at the 5th anniversary of the term. The lease shall be drafted upon Full Repairing and Insuring Terms limited by way of a photographic schedule of condition.

Guide Price

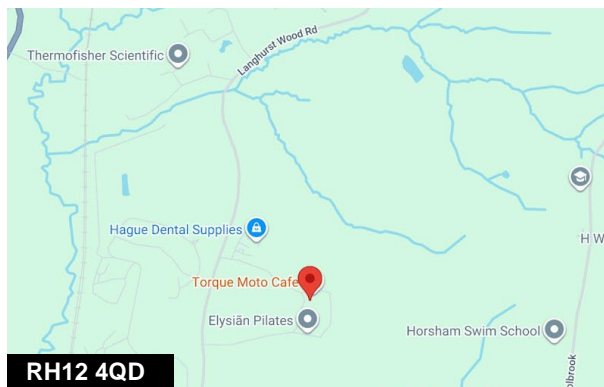
£950,000. VAT is understood to be applicable on the terms quoted.

Documents and Legal Pack

The online auction date is 23 June 2026.

Full details and the legal pack can be viewed at joint auctioneers Savills -

https://auctions.savills.co.uk/index.php?option=com_bidding&view=commission&layout=details&preview=1&id=23243



Viewing & Further Information



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