FOR SALE

INDUSTRIAL/WAREHOUSE UNIT WITH MEZZANINE
LONG LEASEHOLD FOR SALE
WITH VACANT POSSESSION

Unit 3-4 Graylands Estate, Langhurstwood Road, Horsham, RH12 4QD



T: 01403 264259 | **crickmay.co.uk**

Summary

Available Size	2,157 sq ft
Price	Offers in the region of £235,000
Business Rates	Rateable Value of £7,200 with a UBR of 43.2 p in £. Eligible businesses will apply for small business rates relief
Service Charge	A service charge is payable towards the upkeep of the common areas. This current quarter's was £913 plus VAT (Oct - Dec 26)
EPC Rating	D (92)

Location

Graylands Estate is situated approximately 1.5 miles north of Horsham town centre, close to the A264, linking up with the A23 with Gatwick Airport being approximately 9 miles to the north-east.

Description

A self-contained industrial/warehouse business unit comprising two inter-connecting industrial/workshop units that have previously been reconfigured to form a single unit, with kitchenette and WC accommodation at ground floor level together with an area of mezzanine storage above.

N.B. Motor trade use is not permitted within the estate.

Specification

- Painted concrete floor
- Fire alarm
- 3 phase electricity
- Oil fired ducted heating
- Electric roller shutter door - 2.12 metres high x 2.50 metres wide
- Double opening doors – 2.2 metres high x 1.72 metres wide
- LED track lighting
- WC and kitchenette
- Car parking for 4 vehicles in front of unit and 2 spaces in the communal car park

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Unit 3	714	66.33
Unit 4	718	66.70
First Floor Mezzanine	725	67.35
Total	**2,157**	**200.38**

Tenure

The premises are available by way of a sale of the long leasehold interest for a term of 999 years from 01 July 2018, with the benefit of vacant possession. There is an initial ground rent of £300 per annum which is subject to reviews every 25 years.

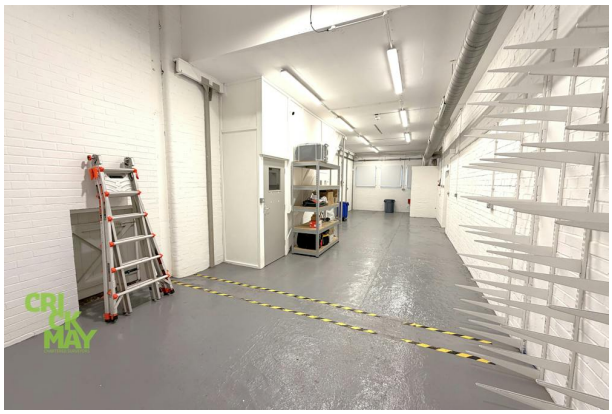
VAT

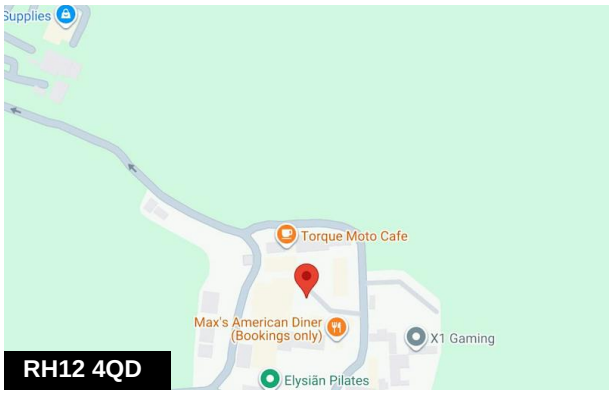
VAT will not be applicable on the terms quoted.

Legal Costs

Each party to be responsible for the legal costs.







Viewing & Further Information



David Marsh
01403 756518 | 07786 298025
dm@crickmay.co.uk



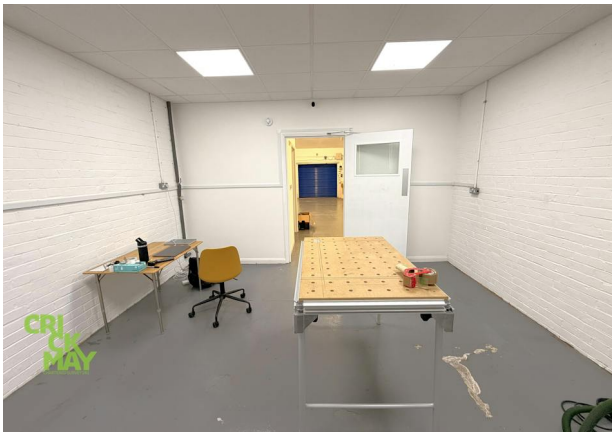
Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk

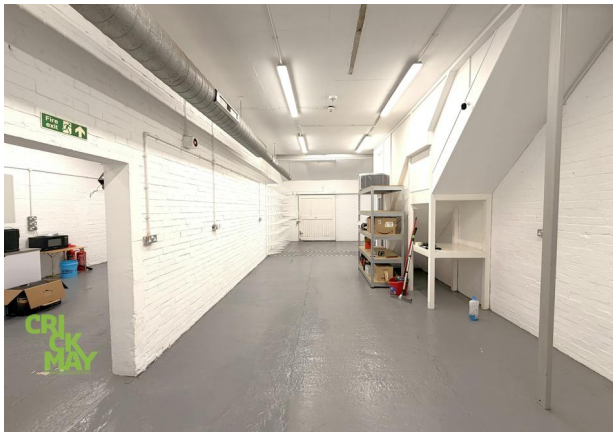
More details @ crickmay.co.uk

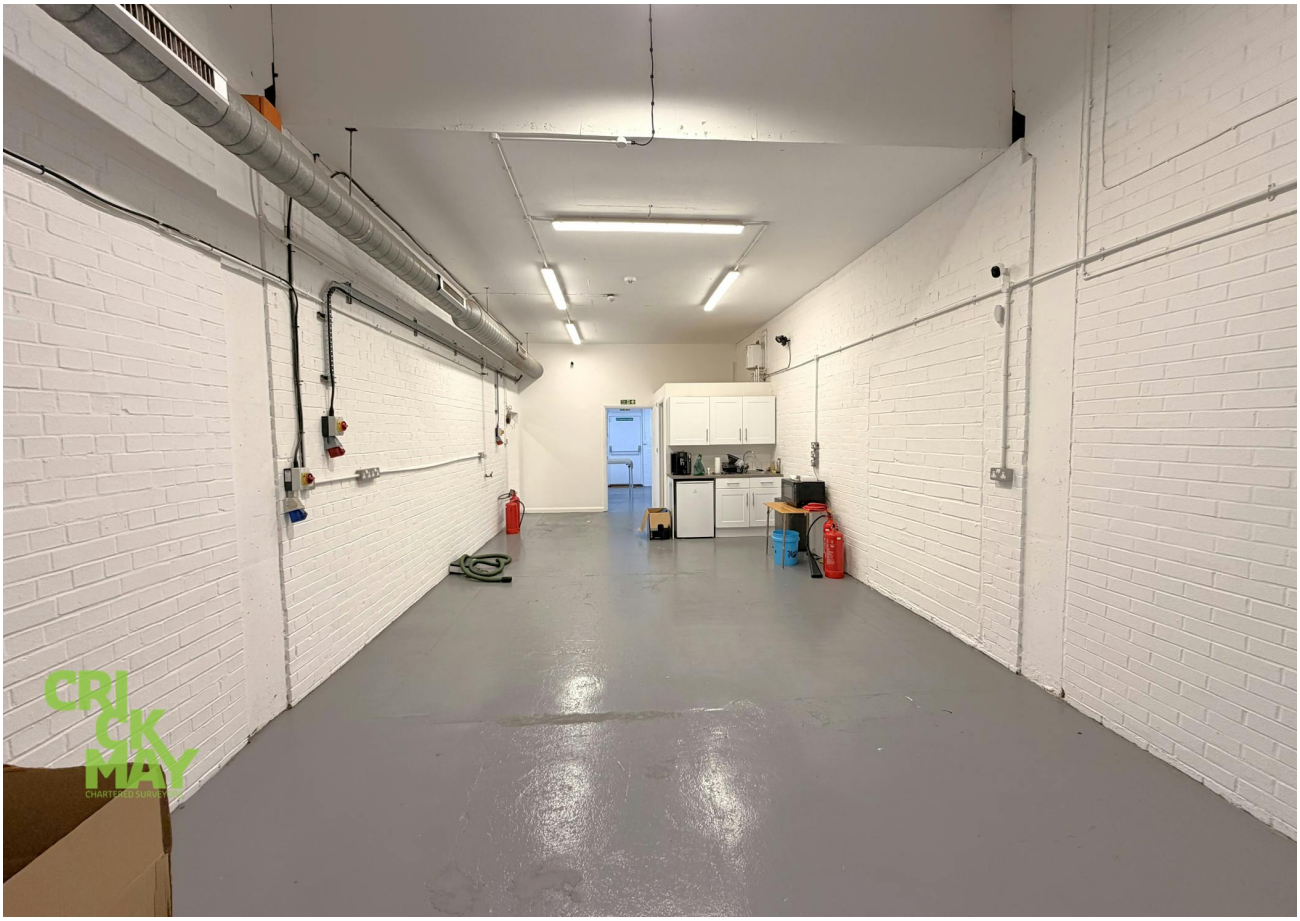
Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | crickmay.co.uk

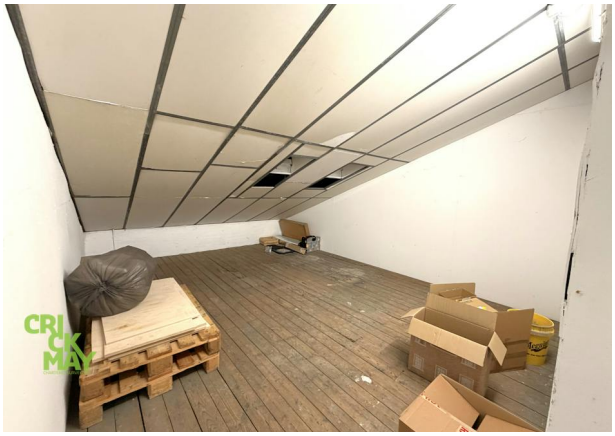
Regulated by RICS

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.











Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | **crickmay.co.uk**

Regulated by RICS

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.