

FOR SALE

INDUSTRIAL/WAREHOUSE INVESTMENT FREEHOLD FOR SALE 1,096.07 SQ M (11,798 SQ FT)

Unit 2 Blatchford Close, Horsham, RH13 5RF



Summary

Available Size	11,798 sq ft
Price	Offers in the region of £2,000,000
Business Rates	To be assessed
EPC Rating	E (106)

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 mainline railway station serves London Victoria in approximately 55 minutes and Gatwick Airport is approximately 10 miles distant. The property is situated in Blatchford Close which is 1 mile to the east of Horsham town centre and railway station.

Description

The property comprises a detached industrial unit with office accommodation and a gated rear yard comprising a store of circa 300 sq ft which benefits from a roller shutter loading door.

Specification

- Reception
- Air conditioned offices
- Suspended ceilings with inset LED lighting
- Car parking for approx. 15 cars
- Side/rear yard
- Roller shutter door and a loading door
- Kitchen
- Staff welfare area
- WC's

Accommodation

The accommodation is set within a site of approximately 0.5 acres and comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	10,397	965.91
First Floor	1,401	130.16
Total	11,798	1,096.07

Tenure

The property is available by way of a sale of the freehold interest, subject to the existing tenancy. Alternatively consideration would be given to a sale with vacant possession. The freehold of 1 Blatchford Rd opposite (12,617 sq ft) is also available.

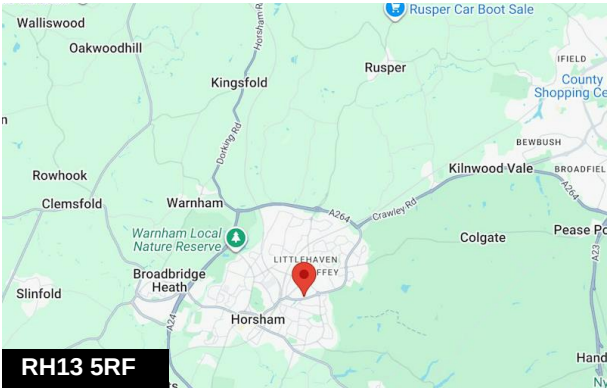
Tenancy

Part of the rear industrial area (circa 6,000 sq ft) and yard is let to Aluminium Powder Coating Ltd on a term of 10 years expiring in 2033 with a break option in 2028, at the current rent of £75,000 per annum.

VAT

VAT may be applicable on the terms quoted.

Legal Costs



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



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