



UNIT 2 BLATCHFORD CLOSE, HORSHAM, RH13 5RG

INDUSTRIAL / WAREHOUSE FOR SALE

11,798 SQ FT (1,096.07 SQ M)



Summary

FREEHOLD INDUSTRIAL/WAREHOUSE FOR SALE

Available Size	11,798 sq ft
Price	Offers in the region of £2,400,000
EPC Rating	E (106)

- Freehold warehouse/industrial building with front office/reception areas
- Excellent owner occupier or for investment purchase
- Well presented ground and first floor office accommodation
- Part of building currently let on a lease producing excellent rental income of £75,000 per annum
- Detached building with approx. 15 car spaces plus side/rear yard
- Two loading doors /air conditioned offices / refurbished offices
- Total internal floor areas approx. 11,798 sq ft (1,096 sq m)
- Site area approx. 0.50 acres

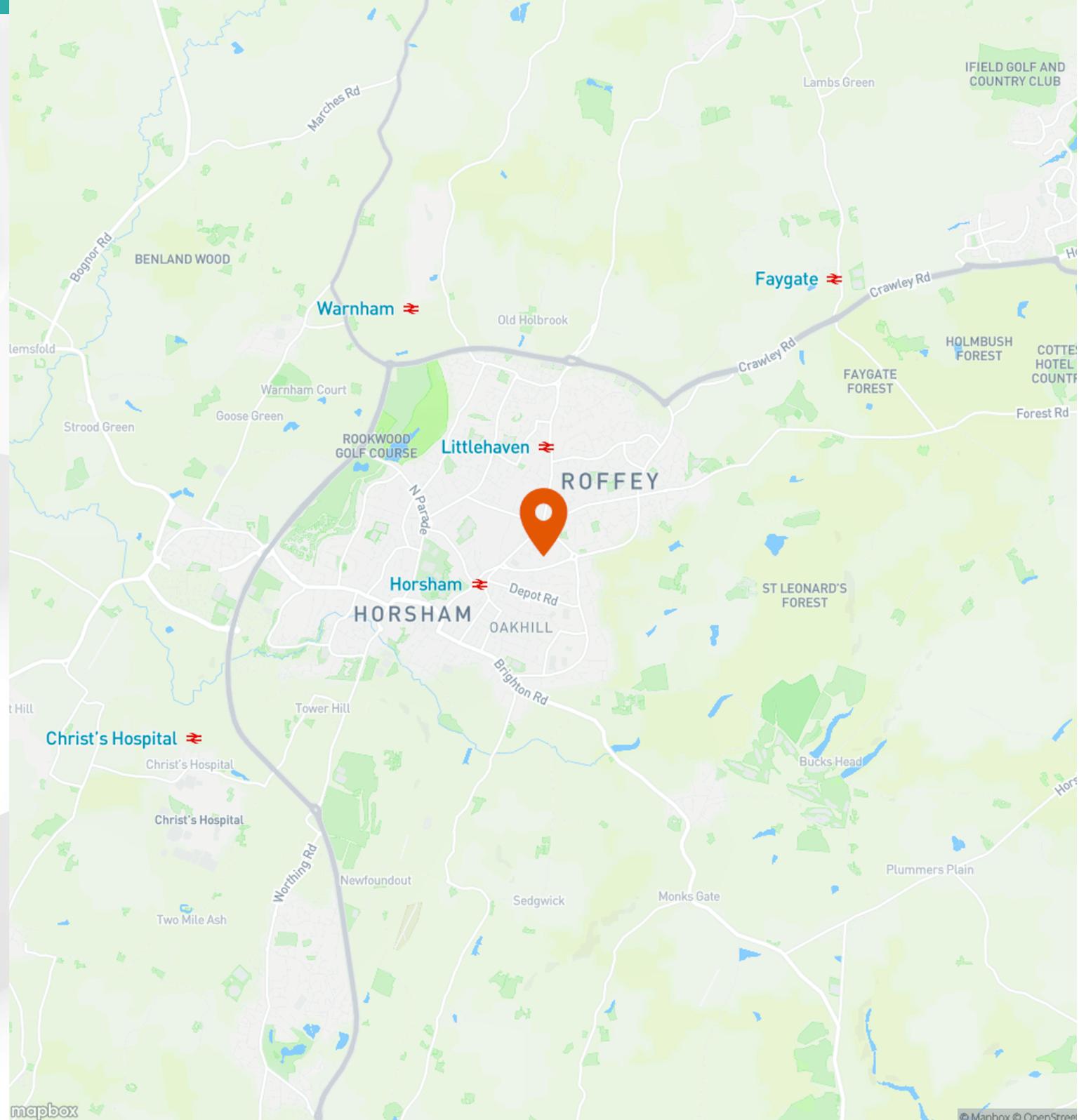


Location



**Unit 2 Blatchford Close,
Horsham, RH13 5RG**

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 on corner of Blatchford Road/Blatchford Close which is an established estate 1 mile to the east of Horsham town centre and railway station. Nearby occupiers include LOK' N STORE, Gardner Scardifield and Tesco Express.





OFFICE IN A
CONSTRUCTION
OR REPAIRS
ZONE
←
Bailey
Bailey



Further Details

Description

The property comprises a detached industrial unit with spacious and well presented two storey offices with modern staff facilities. There are approximately 15 car spaces plus yard/loading areas to the side. The building is estimated to have been constructed in the 1970s with main industrial built of steel portal frame construction with brick elevations with cement asbestos clad roof. There is one roller shutter loading door and also a timber loading door. The front section of the building provides WCs, kitchen, staff room, office and reception accommodation with open plan offices on the first floor which have more recently been refurbished with suspended ceilings with inset LED spotlighting.

The rear yard is gated and houses a small and useful store building of concrete frame, cement asbestos roof construction of circa 300 sq ft fitted with metal roller shutter loading door. The building sits on a plot of approx. 0.50 acres.

Terms

Offers in the region of £2,400,000 are invited for the freehold interest.

Title

The site is held within title WSX184799.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	10,397	965.91
1st	1,401	130.16
Total	11,798	1,096.07

VAT

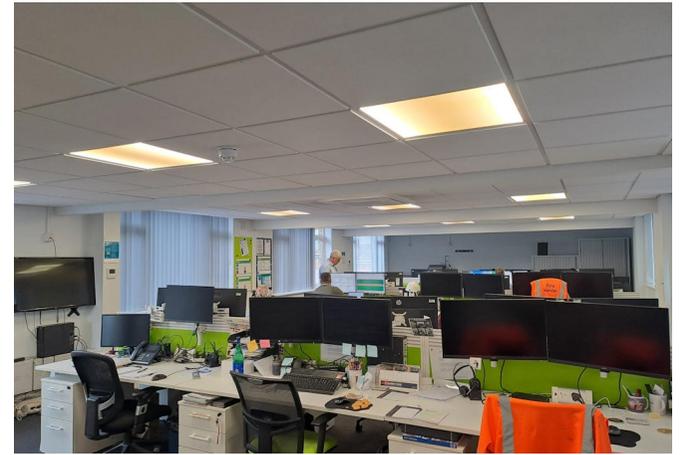
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Tenancies

Part of the rear industrial area (circa 6000 sq ft) and yard is let to Aluminium Powder Coating Ltd on a term of 10 years expiring in 2033 and a break option in 2028. Current rent of £75,000 per annum. (copy of the lease is available upon request). There is currently no dividing wall up and there are shared use of WCs/staff areas.





Enquiries & Viewings



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