

**FOR SALE**



**FREEHOLD INDUSTRIAL/WAREHOUSE  
WITH VACANT POSSESSION  
(2,721.13 SQ M) 29,290 SQ FT**

**2 Daux Road, Billingshurst, RH14 9SJ**



## Summary

<b>Available Size</b>	29,290 sq ft
<b>Price</b>	£3,650,000
<b>Business Rates</b>	Rateable Value of £125,000 with a UBR of 48.0 p in £
<b>EPC Rating</b>	D (93)

## Location

The premises are situated on one of the town's principal industrial estates, close to Billingshurst mainline railway station. The estate benefits from good road access, with the A29 linking with major towns in the area including Horsham and Crawley.

## Description

The property comprises a self-contained factory/offices constructed on a steel portal frame with a steel profile insulated roof and benefits from the following amenities:

## Specification

- 5.91 min height rising to 6.85 m and headroom in industrial area approx. 5.79 m
- Reception area
- 3 phase electricity
- 3 electric loading doors
- Fire/security alarm
- Gas fired central heating
- 1000 kg max lift to first floor mezzanine which includes two canteen areas
- Ladies and men's WC's
- 50 on-site car parking spaces

## Accommodation

The site comprises approximately 1.05 acres including the access road, and has the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	22,355	2,076.85
First Floor Offices	5,960	553.70
Mezzanine	975	90.58
<b>Total</b>	<b>29,290</b>	<b>2,721.13</b>

## Hours of Operation

The property allows 24 hour working but please note that no loading/unloading is allowed on Sundays and public holidays.

## Tenure

The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

## Legal Costs

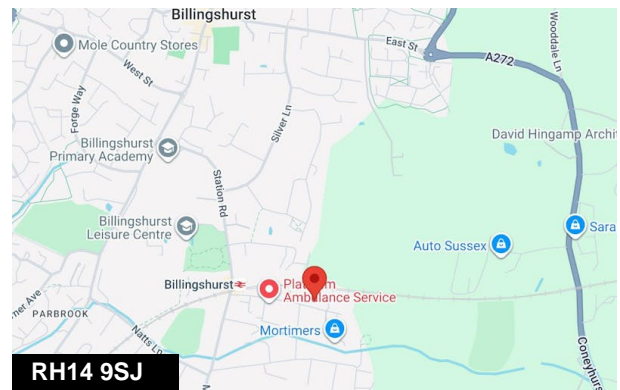
Each party to be responsible for their own legal costs.

## Viewings

Available through Ralph Bernascone - 07717 576337 / salesandlettings@whiteover.co.uk

Daniel Lascelles - 01403 756518 / dl@crickmay.co.uk or

Jonathan Mack - 01403 756510 / jm@crickmay.co.uk



### Crickmay Chartered Surveyors

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