

TO LET / FOR SALE



**FREEHOLD WITH VACANT POSSESSION
INDUSTRIAL/WAREHOUSE UNIT
1,172.16 SQ M (12,617 SQ FT)**

1 Blatchford Road, Horsham, RH13 5QR



Summary

Available Size	12,617 sq ft
Price	Offers in the region of £2,100,000
Business Rates	Rateable Value of £107,000 with a UBR of 48,0 p in £
EPC Rating	Upon enquiry

Location

Horsham is one of the main commercial centres in West Sussex, having good communications with Junction 11 of the M23 approximately 7 miles distant, accessed via the A264. Horsham's mainline railway station serves London Victoria in approximately 55 minutes and Gatwick Airport is approximately 10 miles distant. The property is situated on an established trading estate to the east of Horsham town centre 1 mile distant, and Horsham's mainline station is within easy walking distance.

Description

The property comprises a detached warehouse of steel portal frame with brick elevations and clad roofing, with front two storey office section on a corner site with parking and loading/yard space.

Please note that Unit 2 is also available either on a freehold basis (11,798 sq ft) or in part on a leasehold basis (4,818 sq ft).

Specification

- Reception
- 3 x roller shutter loading doors
- Air conditioning to the office
- Gas blower heating to the warehouse
- Kitchen and WC's
- Office
- Mezzanine
- Demag overhead crane (to remain in-situ)
- Car parking for approx. 9 cars, plus loading bay area to the side

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	8,099	752.42
First Floor	1,722	159.98
Mezzanine	2,796	259.76
Total	12,617	1,172.16

Tenure

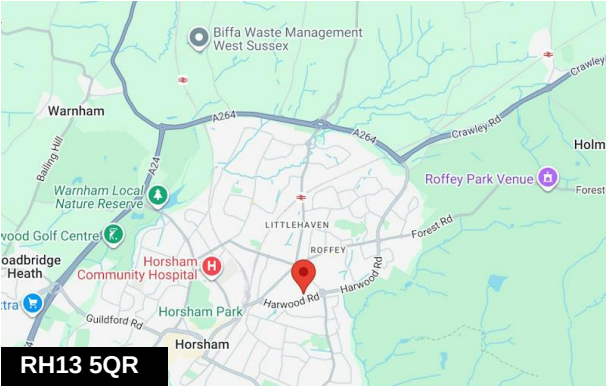
The property is available by way of a sale of the freehold interest with the benefit of vacant possession. Consideration would also be given to the letting of the property. Further details are available upon request.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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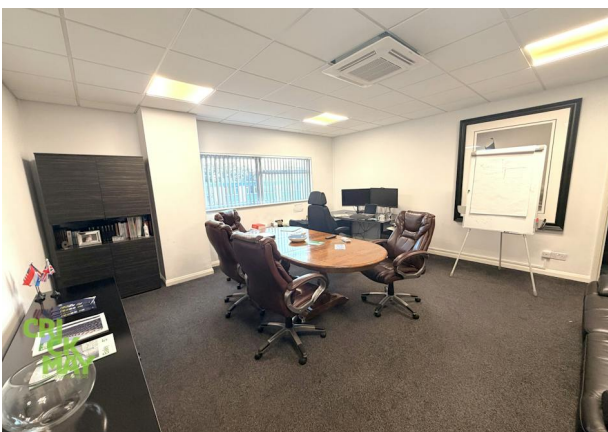
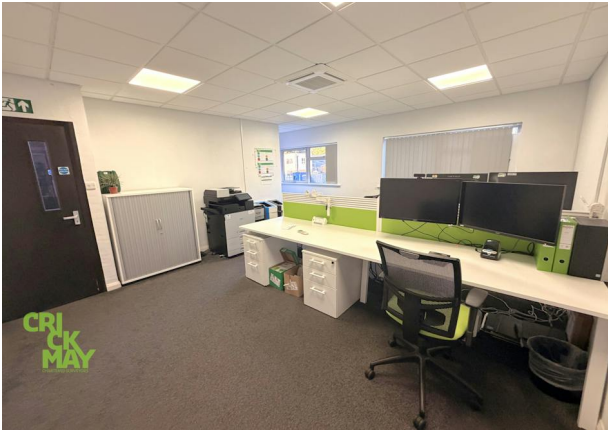
[More details @ crickmay.co.uk](#)



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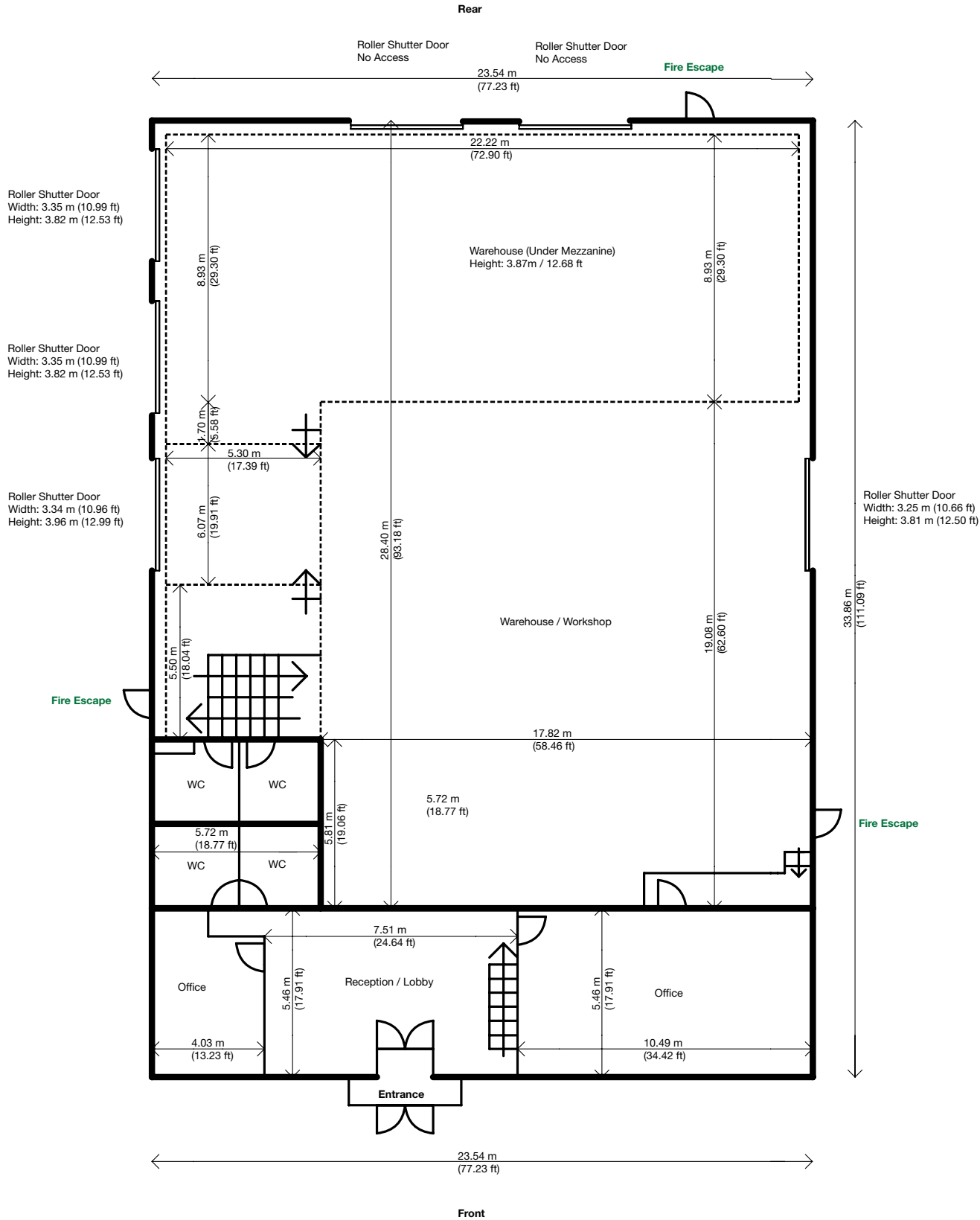
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





1 Blatchford Road, Horsham

Ground Floor



1 Blatchford Road, Horsham

First Floor

