

FOR SALE

**CRICK
MAY**
CHARTERED SURVEYORS

BUSINESS UNIT LONG LEASEHOLD FOR SALE

Classic House, Genesis Business Centre, Redkilm Way,
Horsham, RH13 5QH



Summary

Available Size	1,967 sq ft
Price	Offers in the region of £325,000
Business Rates	Ground Floor Rateable Value of £9,700 and First Floor Rateable Value of £16,750. UBR 43.2 p in £
VAT	Not applicable
EPC Rating	C (51)

Location

The property is situated to the north of Horsham town centre within an established business centre, approximately half a mile from Horsham railway station, which provides a direct service to London. Horsham, being located on the A24, provides easy access to the south-east motorway network via the A264.

Description

The property comprises a two-storey end of terrace business unit. The ground floor is tenanted and is utilised as workshop space, along with WC's and a kitchenette. The first floor is configured as offices, providing predominantly open plan space with three separate offices, a storage area and a kitchenette, and comes with vacant possession.

Specification

- Intercom entry
- Smoke alarm and emergency lighting
- Suspended ceiling
- LED lighting
- Inset air conditioning/heating
- Carpeting
- Kitchenette at both floors
- WC's at ground floor
- 4 car parking spaces

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Ground Floor (GIA)	780	72.46
First Floor (NIA)	1,187	110.28
Total	1,967	182.74

Tenure

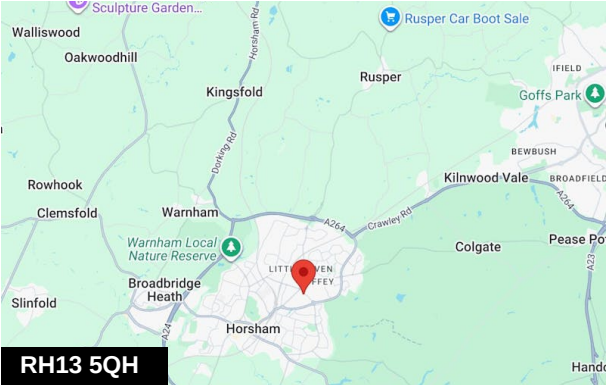
The property is available by way of a sale of the 999 year long leasehold interest from 20 December 2002, subject to the tenancy of the ground floor, and with vacant possession at first floor.

Tenancy

The ground floor is let to Gardner & Scardifield Ltd by way of a 10 year lease granted outside the provisions of the L&TA 1954, from 19 March 2018, at a rent of £12,000 per annum exclusive. There is a rent review and a tenant only option to determine at the 9th anniversary of the lease, subject to providing at least 6 months' prior written notice.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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



Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

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



Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

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.



