

TO LET

**WAREHOUSE WITH
FIRST FLOOR OFFICES/ANCILLARY**

Unit 4 Prime Buildings, Daux Road, Billingshurst, RH14 9SJ



Summary

Available Size	5,267 sq ft
Rent	£42,136 per annum exclusive
Business Rates	To be re-assessed as currently rated as a whole with Unit 3.
Service Charge	A service charge shall be applicable towards the upkeep of the common parts of the estate and is currently approximately £300 per annum plus VAT
EPC Rating	D (87)

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 unit forms part of a terrace of four, constructed of a concrete portal frame to provide a large open plan warehouse and office/workshop space at ground floor and further offices at first floor. The unit benefits from the following amenities:

Specification

- Solid concrete floor
- Minimum eaves height of 6 m
- Electric roller shutter door (4.33m wide x 4.36m high)
- 3 phase power, water and drainage are connected
- Gas fired central heating
- Trans light panels
- Security alarm, fire alarm and emergency lighting
- Pedestrian entrance door
- Air conditioning to the ground floor office/workshop
- Male and female WC's over both floors
- Kitchen

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	4,204	390.56
First Floor	1,063	98.76
Total	5,267	489.32

Lease

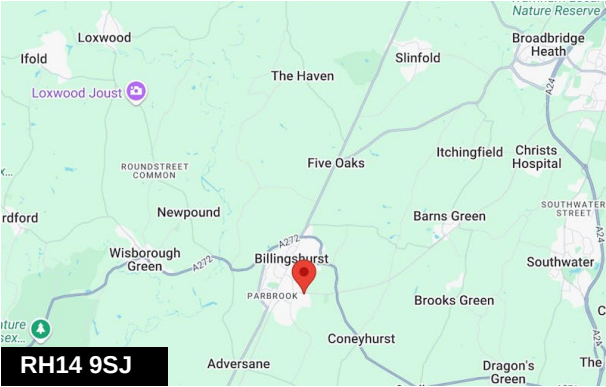
The unit is available by way of a new lease upon terms to be agreed.

VAT

VAT will be applicable on the terms quoted.

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



Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | crickmay.co.uk

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