

TO LET

**INDUSTRIAL/WAREHOUSE UNIT 377.74 SQ M (4,066 SQ FT) INCLUDING MEZZANINE 149.20 SQ M (1,606 SQ FT)**

Unit 3 Lawson Hunt Industrial Park, Broadbridge Heath,  
RH12 3JR



Summary

Available Size	4,066 sq ft
Rent	£25,000 per annum exclusive.
Rates Payable	£9,481 per annum We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.
Rateable Value	£19,000
Service Charge	£272.92 per month plus VAT. The estate benefits from 24 hour security and as such, the service charge is payable towards this and other costs in respect of the common areas. Further details available upon application.
EPC Rating	E (122)

Description

The premises comprise a mid-terrace industrial/warehouse unit having a steel portal frame construction with part brick and part steel profile cladding to the walls and roof. The unit has an eaves height of 5.08 m and also benefits from a mezzanine floor.

Location

The premises are situated on this modern industrial estate located on the A281 Guildford Road, approximately 2 miles west of Horsham town centre.

The A24 Horsham bypass, via a dual carriageway, is a half-mile to the east, which provides excellent road communications to the South Coast, Gatwick Airport and the M23 and M25.

Accommodation

The premises have the following approximate gross internal floor areas:

Description	Sq ft	Sq m
Ground floor	2,460	228.54
Mezzanine	1,606	149.20
Total	4,066	377.74

Specification

- 3 phase electricity
- CAT II lighting
- Roller shutter door
- Translucent light panels to the roof
- Alarm system
- WC facilities
- 4 car parking spaces plus yard area
- 24 hour manned security including CCTV within a gated estate

Lease

A new lease is available on terms to be agreed.

VAT

VAT is understood to be applicable on the terms quoted.

Legal Costs

Further details upon request.



Viewing & Further Information



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