



TO LET

INDUSTRIAL/WAREHOUSE – 3,754 SQ FT (348.79 SQ M)
Unit 9 Graylands Estate, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

SHW

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Rent | £34,000 PAX Plus VAT

DESCRIPTION

The unit comprises a self-contained industrial/warehouse unit of steel portal frame construction with a separate office/reception area, WCs and on-site parking.

The units are set within Graylands Estate which is a restored collection of offices and workshops.

LOCATION

The Graylands Estate is situated approximately 1½ miles north of Horsham town centre, off Langhurstwood Road.

The estate sits in an enviable position slightly elevated, overlooking Horsham with Gatwick Airport approximately 9 miles to the north east. Regular rail services run from Horsham to Victoria and London Bridge.

In addition Warnham Station, providing services to Horsham, London and Dorking is less than 1 mile to the south.

ACCOMMODATION (GIA)

	Acres	Hectares
Total Floor Area	3,754	348.79

AMENITIES

- Concertina loading door
- Solid concrete floor
- Maximum eaves height of 6.12m
- Sodium lighting
- 3 Phase supply
- Ambirad blown air heating system
- Kitchenette

RENT

£34,000 PAX

The landlord may consider a long leasehold sale.

SERVICE CHARGE

There is a service charge payable of approx £6,942.

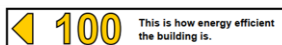
RATES

The premises have a Rateable Value of £16,500 (2017 List)

TENURE

The property is available from 24.04.19 on a new FRI lease.

EPC

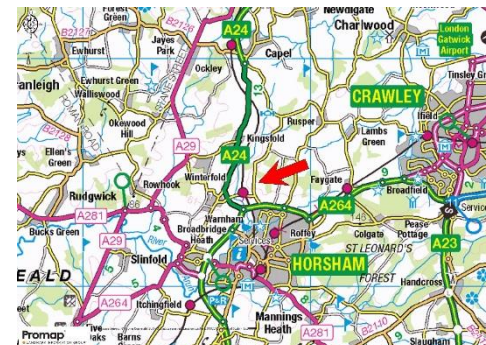
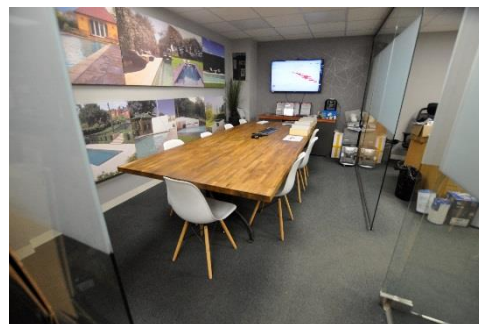


VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWINGS – 01293 441300

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