



SMITHERS FARM, GUILDFORD ROAD, RUDGWICK, WEST SUSSEX, RH12 3BX

- **WORKSHOP SPACE (4,140 sq ft) AND LARGE SECURE YARD**
- **ONSITE AREA OF APPROXIMATELY 0.4 ACRES**
- **TO LET ON A NEW LEASE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Smithers Farm is located in the village of Rudgwick on the Guildford Road offering direct access to A281. Rudgwick is approximately 12 miles south of Guildford and 6 miles from Horsham.

Description

The property was built approximately 4 years ago and comprises a high-bay workshop with front office of profile steel to the highest insulation levels on a steel portal frame. The property has the following amenities:

- 6 metres Headroom in Workshop
- 3 Electric Steel Loading Doors
- Brake Test Meter
- Sodium Lights
- 3 Phase Electricity
- Superb Compound/Yard
- 6 Post Commercial Vehicle Ramp

Floor Areas

We understand the premises have the approximate gross internal floor areas:

	Sq m	Sq ft
Ground floor workshop/ Front office	347.45 m ²	3740 Sq Ft
Mezzanine Floor	37.16 m ²	400 Sq Ft
Total Gross Internal Floor Area	384.61 m ²	4140 Sq Ft

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE AGENTS

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Terms

The premises are available on fully repairing and insuring basis on terms to be agreed at a quoting rent of £45,000 per annum exclusive plus VAT. The lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

Rates

The Business rates are to be advised.

VAT

VAT will be chargeable on the terms quoted above.

Legal Fees

Each party to be responsible for their own legal fees.

Planning Consent

Consent was granted in 2012 for an engineering workshop by Horsham District Council. The working hours are as follows:

- 7am until 7pm Monday to Friday
- 7am until 4pm on Saturday

