



MORRIS FARM, OLD HOLBROOK, HORSHAM, WEST SUSSEX, RH12 4TW

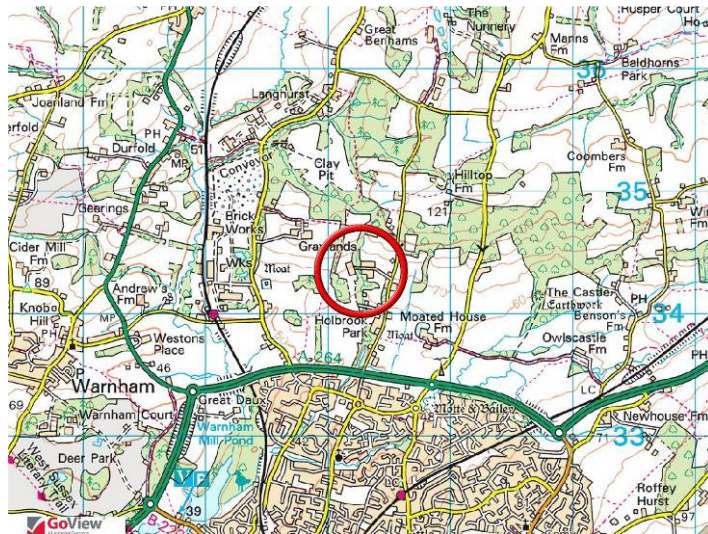
- **STORAGE/ WORKSHOP UNITS TO LET**
- **UNITS FROM 2,321 sq ft to 3,115 sq ft**
- **AVAILABLE ON FLEXIBLE TERMS**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Morris Farm is located on Old Holbrook which is just to the north of Horsham with fast access to the A264.

Horsham benefits from good road links being 7 miles from the A23 (Junction 11) via the A264 and 10 miles from Gatwick Airport.



Description

Morris Farm has a wide variety of industrial and workshop units that have been let out to a variety of tenants. The available units benefit from the following:

- Concrete floors
- Phase 3 power
- Communal WC facilities
- Security gates at the entrance to the estate.
- Forecourt parking for each unit

Use

Our clients will consider storage and workshop uses but will not consider any motor workshop uses.

Accommodation & Quoting rents

The units have the following gross internal floor areas:

Unit	Sq M	Sq Ft	Rent
O	215.64	2,321	£15,000 per annum
D	289.38	3,115	£17,138 per annum

Terms

The units are available to let on flexible terms with the tenants having internal repairing and insuring leases. Our clients will only consider lettings for a maximum of two years.

The premises are available to let on a flexible licence agreement or a lease on terms to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

There is no service charge.

Business Rates - Small business rates relief.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Unit O: The Rateable value will need to be re-assessed as the current assessment includes the next door property.

Unit D: The Rateable value will need to be re-assessed as it's being sub-divided. The rateable value is currently £6,000.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

VAT

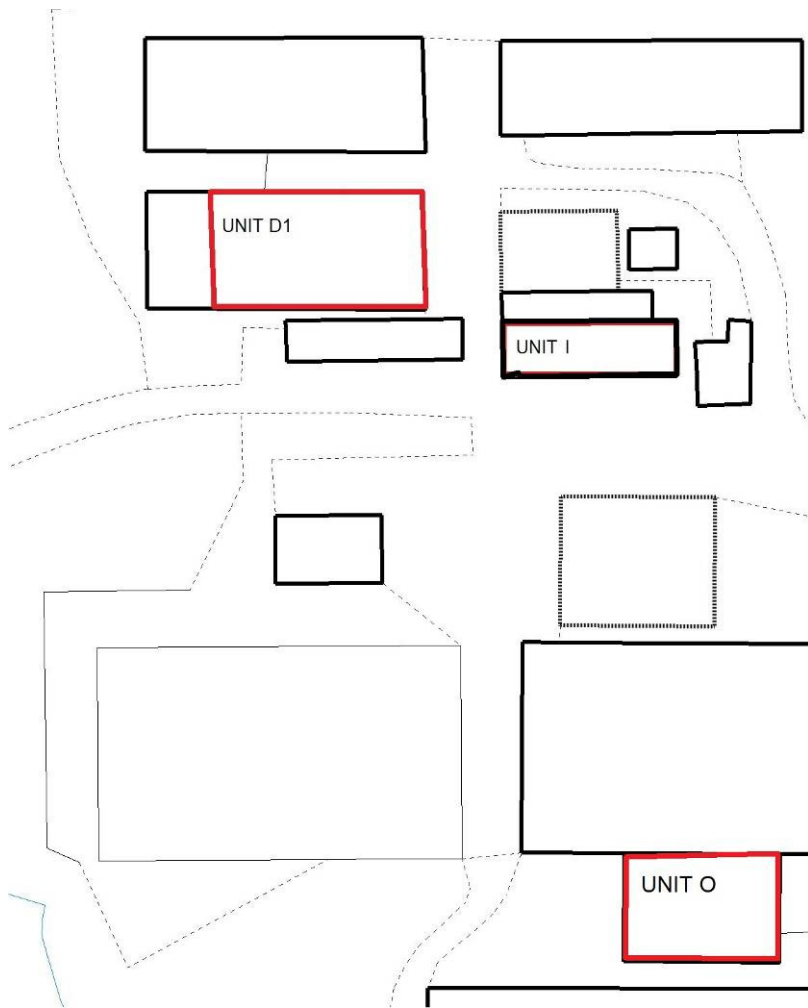
VAT will not be chargeable on the rent.

EPC Rating

An EPC has been ordered and it will be completed once the refurbishment works have been completed.

Legal costs

Each party to be responsible for their own costs.



Unit O



Unit D1

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 LETTING AGENTS

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