



UNIT 3, FURLONG FARM, RUSPER ROAD, IFIELD, CRAWLEY, RH11 0JZ

- **SELF CONTAINED COMMERCIAL UNIT TO LET**
- **SUITABLE FOR RETAIL, OFFICE & ALTERNATIVE USES
SUBJECT TO PLANNING PERMISSION**
- **788 SQ FT (73.20 m²)**

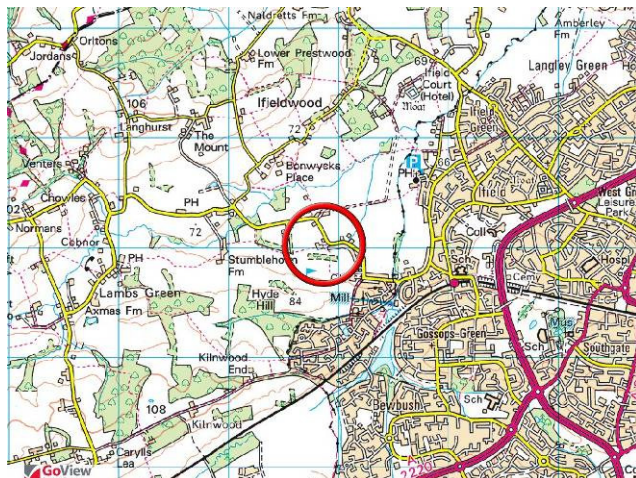
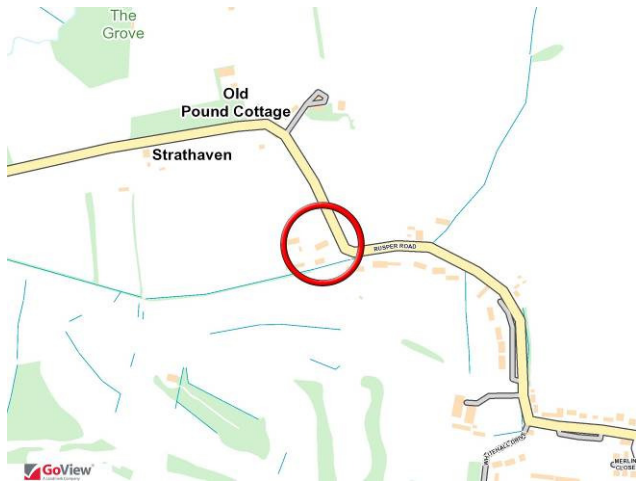
Colyer Commercial
CONSULTANT SURVEYORS

3 FURLONG FARM, RUSPER ROAD, IFIELD, CRAWLEY, WEST SUSSEX, RH11 0LN

Location

The property is situated in an attractive rural setting but with close proximity to Crawley Town Centre and the Manor Royal Business Park. Horsham is located 8 miles to the South and Horley 7 miles to the North.

Gatwick Airport terminal and train station is located approximately 7 miles away.



Description

The self contained commercial unit has the following features:

- Steel cladding to roof and walls
- Parking for six vehicles
- New comfort cooling heating system to be installed
- Shared WC facilities

The property has the following approximate net internal floor areas.

	Sq m	Sq ft
Unit 3	73.20 m ²	788 sq ft

Terms

A new lease is available on terms to be agreed. The rent is inclusive of the costs of buildings insurance, septic tank/waste treatment unit, repairs and decorations to structure, exterior and cleaning of the common parts of the estate, including landscaping and maintaining the car park.

The tenants have a direct responsibility to pay for electricity and business rates.

The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

Each unit is available to rent for:

£10,800 per annum exclusive (£900.00 per calendar month).

Rates – Small Business Rates Relief available

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

Rateable value : £3,550
UBR (2017/2018) 0.46 p in the £

Small business rates relief maybe available to eligible businesses as the rateable value is so that no business rates would be payable.

EPC

An EPC has been ordered and will be available shortly.

VAT

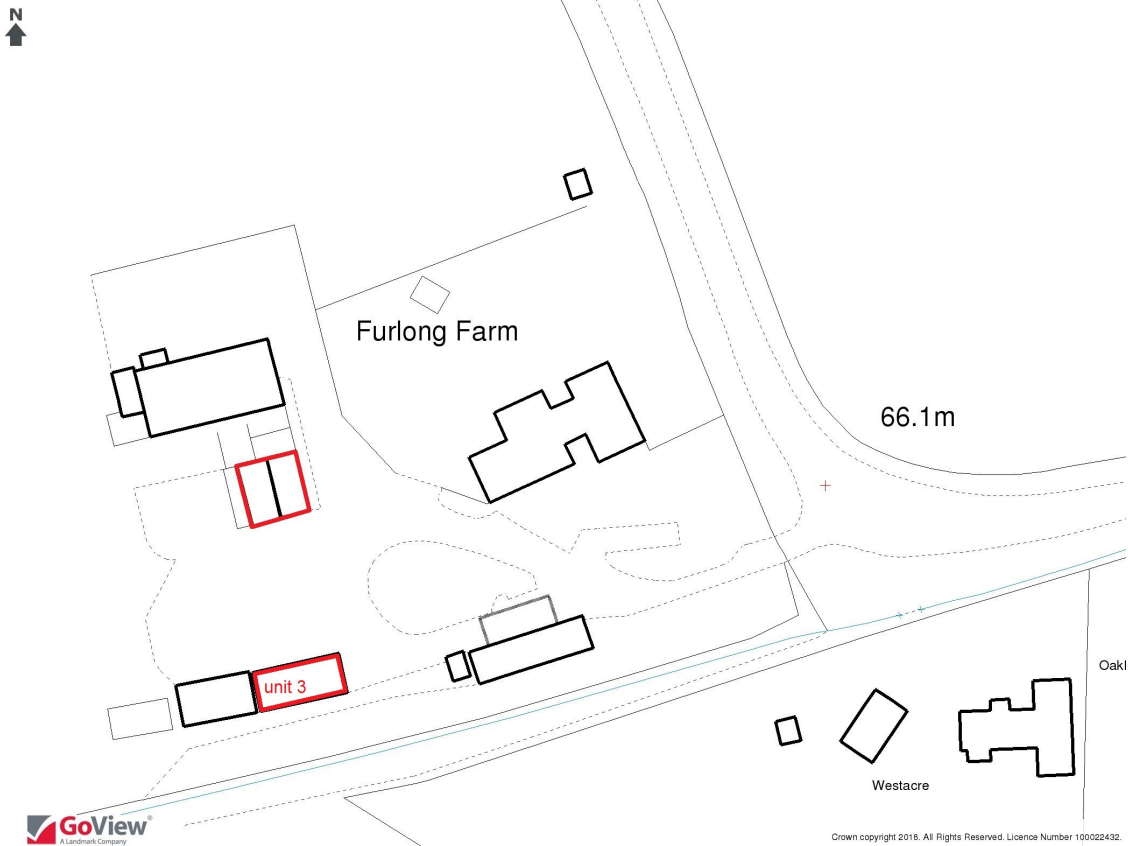
VAT is NOT chargeable on the rent

Broadband

We understand superfast broadband is available in this area but would recommend you make your own enquiries.

Legal Costs

The Landlord has their own standard form of lease or licence and does not engage solicitors.



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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