



1 HOLMBUSH POTTERIES, CRAWLEY ROAD, FAYGATE, WEST SUSSEX, RH12 4SE

- **TRADE COUNTER/ RETAIL & OFFICES**
- **WITH PARKING AND SECURE YARD**
- **TO LET– 2,663 SQ FT (247.44 SQ M)**
- **D2 (FITNESS STUDIO) & D1 (PHYSIOTHERAPY/MASSAGE) USE RECENTLY GRANTED**

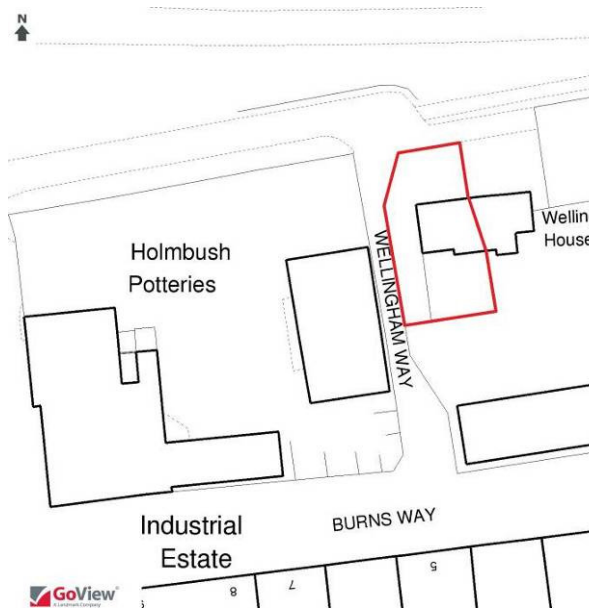
Colyer Commercial
CONSULTANT SURVEYORS

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Location

The property is situated on south side of the A264 Crawley Road, on the Holmbush Potteries industrial estate. The A264 is the primary traffic route leading between Horsham to the South West and Crawley and its town centre approximately 4 km to the north east. The A264 provides fast access to Junction 11 of the M23/A23 intersection.

The property is directly opposite the new Kilnwood Vale residential development of circa 2,500 new homes by Crest Nicholson.



Description

The property is a semi-detached two storey building comprised of a retail showroom, first and second floor offices, rear secure storage yard/parking area and front forecourt.

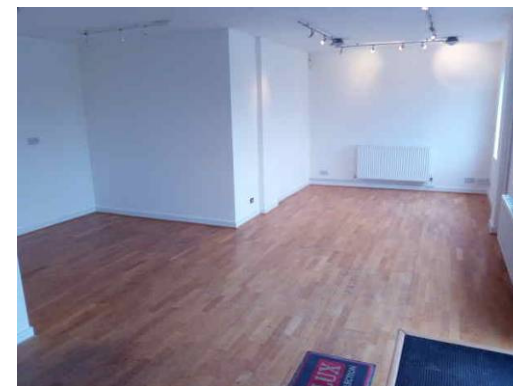
The ground floor section of the property has been fitted out as a retail showroom and ancillary space. The first floor, which is approached via two staircases is laid out to provide offices, being a mixture of open plan and cellular offices with a kitchen. At second floor level there are two office areas together with a shower. The property benefits from the following:

- Enclosed rear yard with electrically operated gates.
- Front and side forecourt parking for six cars.
- Ground floor retail showroom.
- First and second floor individual and open plan office space.
- Enclosed area suitable for open storage or further large parking area
- Central heating throughout via an oil fired boiler
- Double glazed windows and doors.
- Kitchen.
- WC facilities on ground floor and 1st floor.
- Shower room at 2nd floor.

Accommodation

The premises have been measured on a net internal floor area basis as follows:

Floor	Sq m	Sq ft
Ground Floor		
Showroom area	40.73 m ²	438 Sq Ft
Storage area	23.78 m ²	256 Sq Ft
Workshop	42.38 m ²	456 Sq Ft
Ground Floor Total	106.89 m²	1,150 Sq Ft
First Floor		
Offices	108.41 m ²	1,167 Sq Ft
Second Floor		
Offices	32.14 m ²	346 Sq Ft
Total Net Internal Floor Area	247.44 m²	2,663 Sq Ft



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Terms

New full repairing and insuring lease is available for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Rent

£30,000 per annum exclusive plus VAT.

Business Rates

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

Rateable value: £22,250
UBR (2017/2018) 46.6 p in £

Planning

Planning permission has recently been granted for a change of use to D2 (Fitness Studio) & D1 (Physiotherapy/ Massage) Use. Details of the planning application can be found on the 'Planning Application Portal on the Horsham District Council website or please ask us for further information.

The planning consent has not yet been implemented so the property could still be used for a B1 (Office)

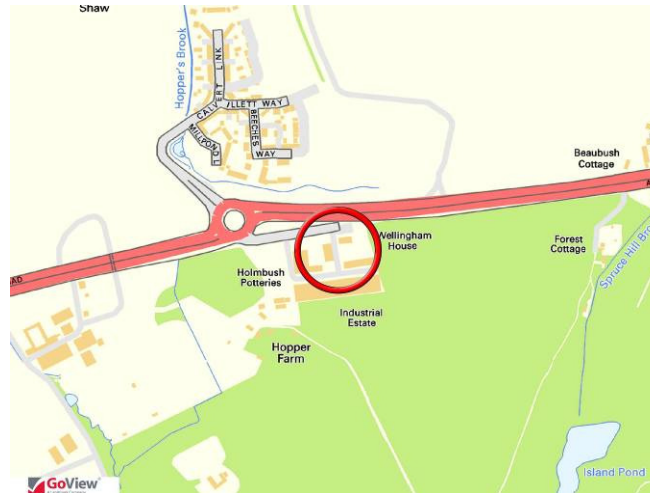
and A1 (Retail) Use. Colyer Commercial is not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form 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.

Legal Fees

Each party to be responsible for their own legal fees.

EPC Rating

The property has a rating of 75(C). Certificates available on request.



STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS

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