



**UNIT 10 GERSTON BUSINESS PARK, STORRINGTON, WEST SUSSEX,
RH20 4HE**

- **OFFICE TO LET - 588 SQ FT (54.62 m²)**
- **OPEN STORAGE FROM 3000 SQ FT - 6300 SQ FT AVAILABLE SEPARATELY**
- **ATTRACTIVE RURAL LOCATION**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Gerston Business Park is located approximately half a mile south of Storrington town centre off Greyfriars Lane. The A283/A24 junction is located 2.5 miles north east of the property providing easy access to Horsham, Crawley, Gatwick and the motorway network beyond in addition to the south coast.

Description

The premises comprises and end of terrace office with pleasant southern views across the South Downs, along with ample car parking.

The unit is to be refurbished and re-decorated. The unit benefits from the following:

- Modern Spot Lighting
- UPVC double glazing
- Electric Heaters
- Kitchen area
- Flooring to be fitted
- WC facilities
- Parking

Floor Areas

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

Unit	Sq m	Sq ft
Unit 10	54.62 m ²	588 sq ft
Open Storage	278 m ² to	3000 sq ft to 6300
Land	585 m ²	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 LETTING AGENTS

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
info@colyercommercial.co.uk

Terms & Rent

The unit is available on internal repairing and insuring leases on terms to be agreed.

Unit 10: :£7,500 per annum exclusive of business rates.

The adjoining open storage available. Rent on application.

Business Rates – 100% small business rates relief to eligible businesses

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

Rateable value: £3,700
UBR (2019/2020) 49.1p in the £

100% business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable and to confirm eligibility.

VAT

VAT will not be chargeable on the terms quoted above.

