



OAK FARM, GOOSE GREEN LANE, GOOSE GREEN, ASHINGTON, RH20 2LW

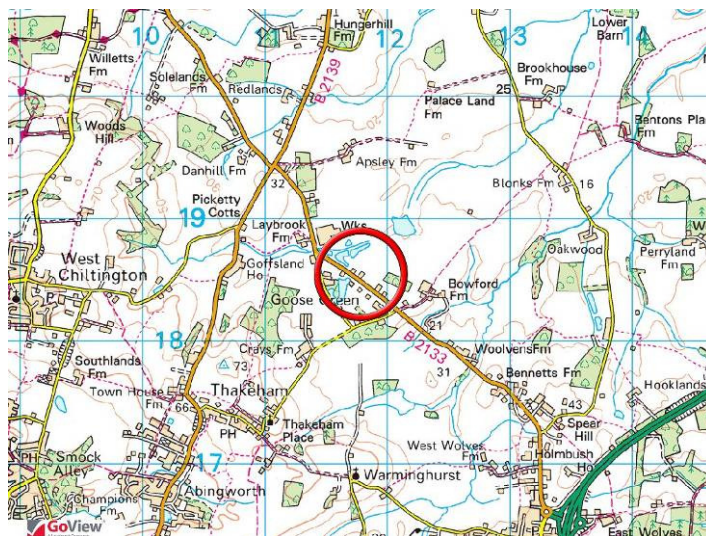
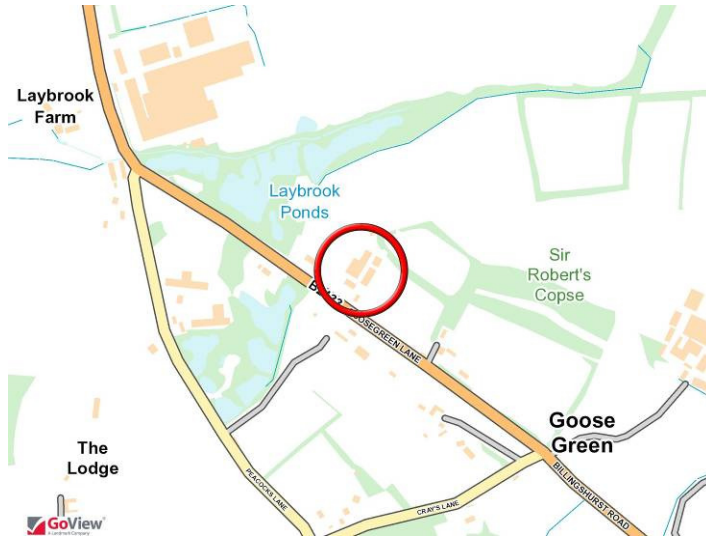
- **STORAGE/ WORKSHOP UNIT TO LET**
- **1,188 SQ FT (110 SQ M)**
- **AVAILABLE ON FLEXIBLE TERMS**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Oak Farm is located on Goose Green Lane, being close to Ashington (2 miles) and Pulborough (9 miles) and with fast access to the A24.

Horsham is approximately 12 miles to the north-east, Worthing approximately 11.4 miles to the south and Gatwick Airport approximately 30 miles to the north.



Description

The Oak Farm Industrial Units benefit from the following:

- Concrete floors
- New insulated 30 ml steel roof
- Communal WC facilities
- Security gates at the entrance to the estate.

Use

Our clients will consider storage and workshop uses.

Accommodation

The unit has the following gross internal floor areas:

Unit	Sq M	Sq Ft	Rent	Notes
2B	110	1,188	£8,300 per annum	Front Yard included

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 small service charge contribution for the upkeep of the communal areas.

Business Rates - Small business rates relief.

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

Unit 2B: RV	£4,650
UBR (2019/2020)	49.1 p in £

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

We understand EPC certificates are not required as the units do not have heating.



Units 2A & 2B



Rear of 3A & 3B



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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