



UNIT 8 SOUTHDOWN VIEW, GERSTON BUSINESS PARK, STORRINGTON, WEST SUSSEX, RH20 4HE

- **INDUSTRIAL UNIT TO LET**
- **1,297 SQ FT (120.49 SQ M)**
- **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 a mid terraced light industrial storage unit with pleasant southern views across the South Downs, along with ample car parking. The unit benefits from the following:

- Concrete floor
- Double door.
- 3 phase electricity supply
- WC facilities



Floor Areas

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

Unit	Sq m	Sq ft
Unit 8	120 m ²	1,297 sq ft

Terms & Rent

The unit is available on an internal repairing and insuring lease on terms to be agreed. No service charge.

Rent in the order of £10,375 per annum exclusive.

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: £7,600
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.



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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