

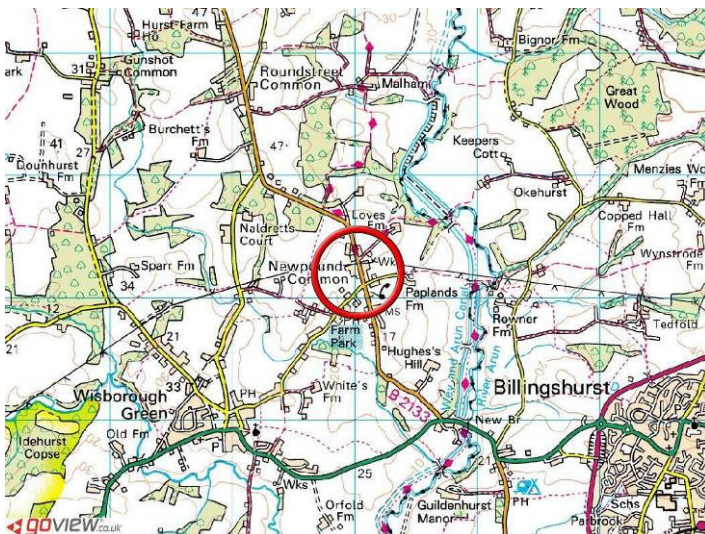
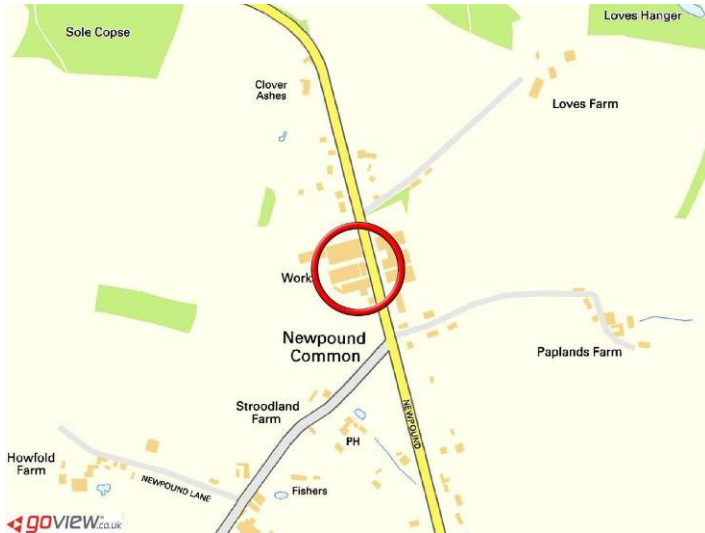


9A & 9B RELIANCE WORKS, NEWPOUND, WISBOROUGH GREEN, NR BILLINGSHURST, WEST SUSSEX, RH14 0AZ

- **REFURBISHED INDUSTRIAL UNITS TO LET**
- **FROM 1,965 SQ FT to 4,195 SQ FT**
- **SECURE 24 HOUR ACCESS VIA SECURE GATE**

Location

Situated on the B2133 on an established commercial/industrial estate just north of Billingshurst & Wisborough Green. Other occupiers on the estate include OCSL, Bellmans Auctioneers and West Sussex Antique Timber Company.



Description

The units have in recent years undergone a major refurbishment including installation of a new profiled steel roof and composite cladding panels to the elevations. The units benefits from the following:

- Roller shutter doors (2.55 m height and 3 m width)
- UPVC glazed window and personnel doors.
- 3 phase electricity supply.
- WC facilities & kitchenette facilities
- 24 hour access via secure gate
- Air conditioning – heating & cooling
- LED Lighting
- Parking area in the main estate car park for approximately 5 cars or more if double parked.

Accommodation

The premises have the approximate gross internal floor areas:

Unit	Sq m	Sq ft
9a (Ground Floor)	298 m ²	3,205 sq ft
9b (Ground Floor)	182 m ²	1,965 sq ft
9b (1 st Floor Office & Storage)	92 m ²	987 sq ft
9b Total Floor Area	274 m ²	2,952 sq ft

NB. The 1st Floor Office & Storage is to be let with unit 9b but it could be included with the letting of 9a to create a unit of approximately 4,192 sq ft.

Terms

The unit is available to let upon a new full repairing and insuring lease for a term to be agreed.

Rent

Unit 9a: £27,500 pa exclusive of business rates.

Unit 9b: £20,000 pa exclusive of business rates.

NB. Our client intends to retain one of the units for his own use so we cannot consider a letting of both units.

Business Rates

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

Rateable value: £34,000
 UBR (2020/21) £49.1p in £

The rateable values will need to re-assessed.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Use

Suitable for B8 warehouse and B1 Light industrial uses.

EPC

The building has an EPC rating of B (43). The EPC certificate is available on request.

VAT

VAT is not applicable

Legal Costs

Each party to be responsible for their own legal costs.

Private parking area



Unit 9B



Unit 9A



Office above 9B



Unit 9A



Internal 9b

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 AGENTS

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