



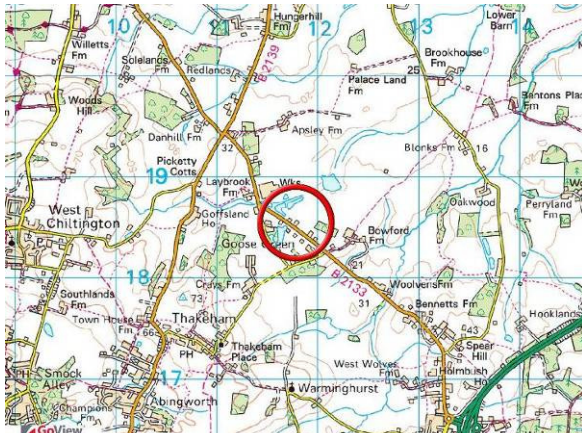
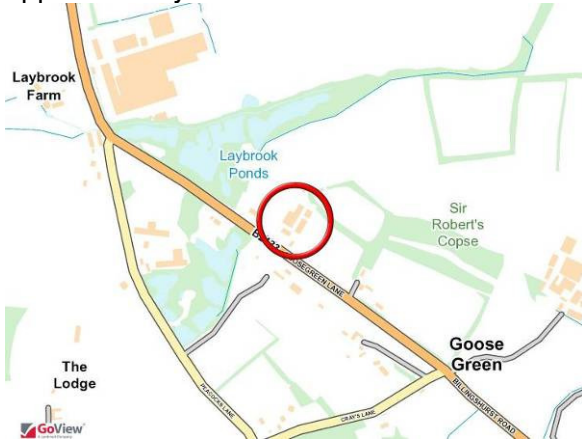
UNIT 4, OAK FARM, GOOSE GREEN LANE, GOOSE GREEN, ASHINGTON, WEST SUSSEX, RH20 2LW

- **STORAGE/ WORKSHOP UNIT TO LET**
- **2,972 SQ FT (276 SQ M)**
- **CLOSE PROXIMITY TO THE A24**

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

Unit 4 is a modern steel framed building that benefits from the following:

- Concrete floor
- Modern insulated steel roof
- Two roller shutter doors. (3 m height & 3m width)
- Communal WC facilities
- Security gates at the entrance to the estate.
- Large front yard

Use

B8 Storage Use.

Accommodation

The unit has the following gross internal floor areas:

Sq M	Sq Ft
276 m ²	2,972 Sq Ft

Terms

The unit is available to let on an internal repairing and insuring lease for a maximum period of two years. 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.

Rent

£22,290 pa exclusive of business rates.

Business Rates - Small business rates relief.

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

Rateable Value	£11,000
UBR (2020/2021)	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

The property has an EPC rating of 53 (C). Certificate available upon request.



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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