



**UNIT 1, HUFFWOOD TRADING ESTATE, BROOKERS ROAD,
BILLINGSHURST, WEST SUSSEX, RH14 9UR**

- **FREEHOLD INDUSTRIAL UNIT WITH OFFICES FOR SALE**
- **2,897 SQ FT (269.13 m²)**
- **LOCATED IN ESTABLISHED INDUSTRIAL ESTATE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Billingshurst is situated on the A272 to the east of Petworth and to the west of Cuckfield. Horsham is situated to the North and Pulborough to the south.

The Huffwood Trading Estate is situated to the south of Billingshurst town centre and just to the north of the railway station. On entering Brookers Road the entrance into the Huffwood Trading Estate is on the right hand side.

Description

The property comprises a two storey industrial unit constructed of brick with steel profile cladding with the following:

- Full height loading door (3.95 m)
- 3 phase electricity
- Max eaves height (5.51 m)
- Fire/ Burglar alarm
- 24 Hour Access
- Male and female WC facilities
- Kitchen
- Ground floor partitioned offices and 1st floor open plan offices – refurbished in 2013.
- Gas central heating
- 6 car parking bays or 12 if double parked.

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.

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground Floor Workshop	136.56 m ²	1,470 sq ft
Ground Floor offices	56.60 m ²	609 sq ft
1 st Floor Offices	61.78 m ²	665 sq ft
Mezzanine Storage	14.21 m ²	153 sq ft
Total floor area	269.13 m ²	2,897 sq ft

Price

Offers in the region of 385,000.

VAT

VAT is not applicable on the terms quoted.

Rates

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

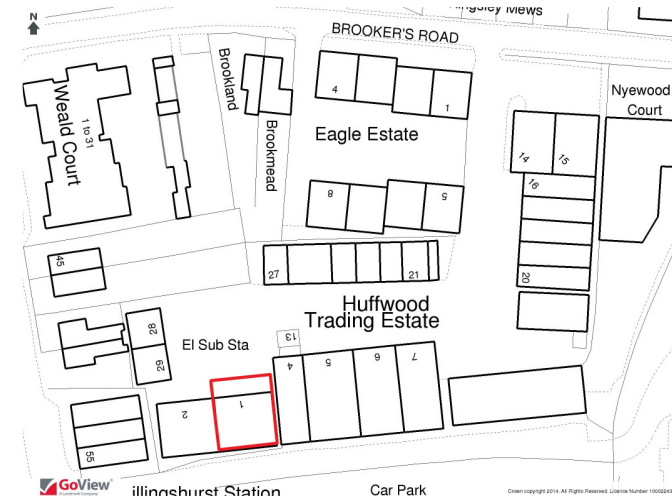
Rateable value: £16,000
UBR (2020/2021) 49.1 p in £

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

EPC Rating

The premises has an EPC rating of D (98). EPC certificate available on request.

Location



STRICTLY BY APPOINTMENT WITH SOLE AGENTS

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