



**UNIT 1 LAWSON HUNT INDUSTRIAL PARK, BROADBRIDGE HEATH, HORSHAM,
WEST SUSSEX, RH12 3JR**

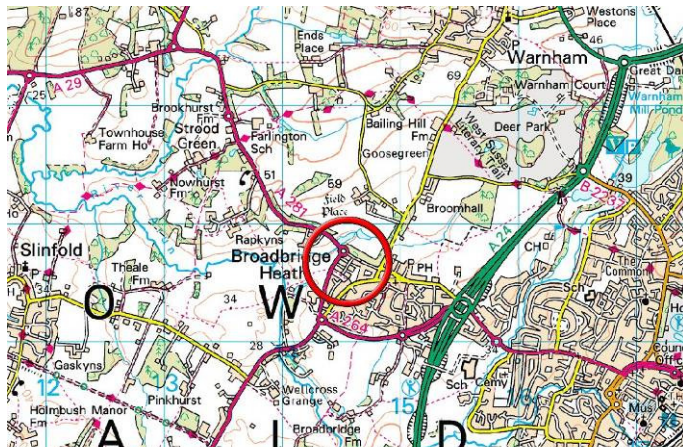
- **INDUSTRIAL WAREHOUSE UNIT TO LET**
- **FROM 14,193 SQ FT (1,318 SQ M) TO 16,730 SQ FT (1,563 SQ M)**
- **FAST ACCESS TO A24/A23.**

Colyer Commercial
CONSULTANT SURVEYORS

UNIT 1 LAWSON HUNT INDUSTRIAL PARK, WEST SUSSEX, RH12 3JR

Location

The premises are located on the Lawson Hunt Industrial Park, Broadbridge Heath, which is approximately 2 miles to the west of Horsham town centre and has easy access onto the A24. The A24 Horsham by-pass, via a dual carriageway is a half mile to the East and provides excellent road communications to the South Coast, Gatwick Airport and M23/M25.



Description

The property comprises a self contained warehouse building erected on a steel portal frame with part brick and part steel profile cladding elevation.

The property has the following amenities:

- 6.54 m max eaves in warehouse
- Large Electric Steel Loading Door – 5m height.
- 3 Phase Electricity
- Oil Fired Central Heating (two boilers)
- Heavy duty concrete floor
- Large parking area for approximately 24 vehicles
- Fully fitted communal kitchen at 1st floor
- Board room/ conference room at 1st floor
- A mix of open plan and partitioned offices at ground and first floors.
- Male & Female WC facilities at ground and first floors.
- Suspended ceiling with integral light fittings in the office parts.
- Cat 5 wiring to the office accommodation

Floor Areas

The premises have the approximate gross internal floor areas:

	Sq m	Sq ft
Ground Floor Offices	229.47	2,470
Main Warehouse	690.64	7,434
Rear Warehouse/ workshop	215.37	2,318
Mezzanine Storage (two area combined)	183.11	1,971
	1,318 m²	14,193 Sq Ft
First Floor Offices	235	2,537
	1,563 m²	16,730 Sq Ft



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Rent

£120,000 per annum for the warehouse (14,193 sq ft) excluding the 1st floor office accommodation. Alternatively, our clients could rent the entire building for £150,000 per annum (16,730 sq ft).

Business Rates

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

Rateable value: £92,500
UBR (2020/21) £49.1p in £

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

Use

Suitable for B8 warehouse and B1 office and light industrial uses.

Service Charge

A service charge is levied in respect of the 24 hour manned security and the upkeep of the Estate Road and grounds. Current details to be confirmed.

EPC

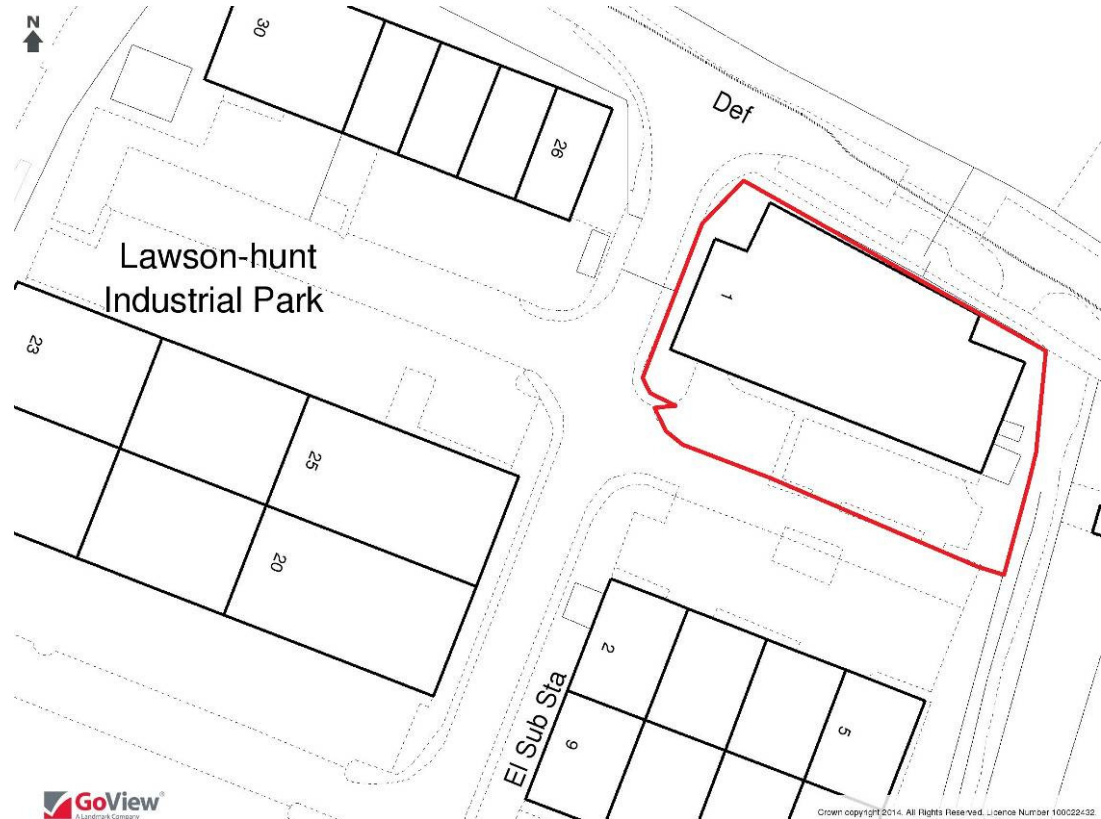
The building has an EPC rating of 81 (D). EPC certificate is available on request.

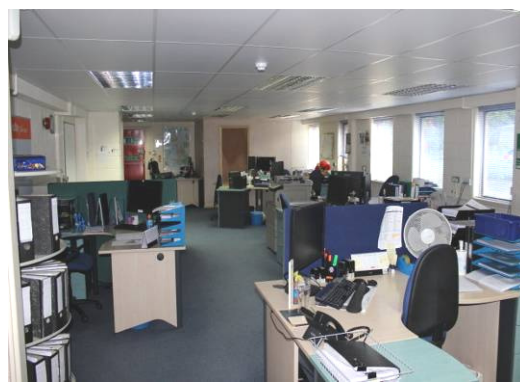
VAT

VAT is applicable on the sale price.

Legal Costs

Each party to be responsible for their own legal costs.





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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