



MORRIS FARM, OLD HOLBROOK, HORSHAM, WEST SUSSEX, RH12 4TW

- **OPEN STORAGE YARD TO LET - 10,211 SQ FT**
- **SMALL STORAGE UNIT AVAILABLE**
- **AVAILABLE ON FLEXIBLE TERMS**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Morris Farm is located on Old Holbrook which is just to the north of Horsham with fast access to the A264.

Horsham benefits from good road links being 7 miles from the A23 (Junction 11) via the A264 and 10 miles from Gatwick Airport.



Description

Morris Farm has a wide variety of industrial and workshop units that have been let out to a variety of tenants. The available units benefit from the following:

- Communal WC facilities
- Security gates at the entrance to the estate.
- Unit E3 benefits from a 20ft storage container
- The open storage yard is considered suitable for a variety of uses.

Accommodation & Quoting rents

The units have the following gross internal floor areas:

Unit	Sq M	Sq Ft	Rent
A10	948	10,211	£15,500 per annum (£1,291 pcm)
E3	35.58	383	£3,600 per annum (£300 pcm)

The yard has been measured using an online measuring tool and any incoming tenant may want to verify the site area themselves.

Terms

The units are available to let on flexible terms with the tenants having internal repairing and insuring leases. Our clients will only consider lettings for a maximum of two years.

The premises are available to let on a flexible licence agreement or a lease on terms to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

There is no service charge.

Business Rates - Small business rates relief.

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

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.

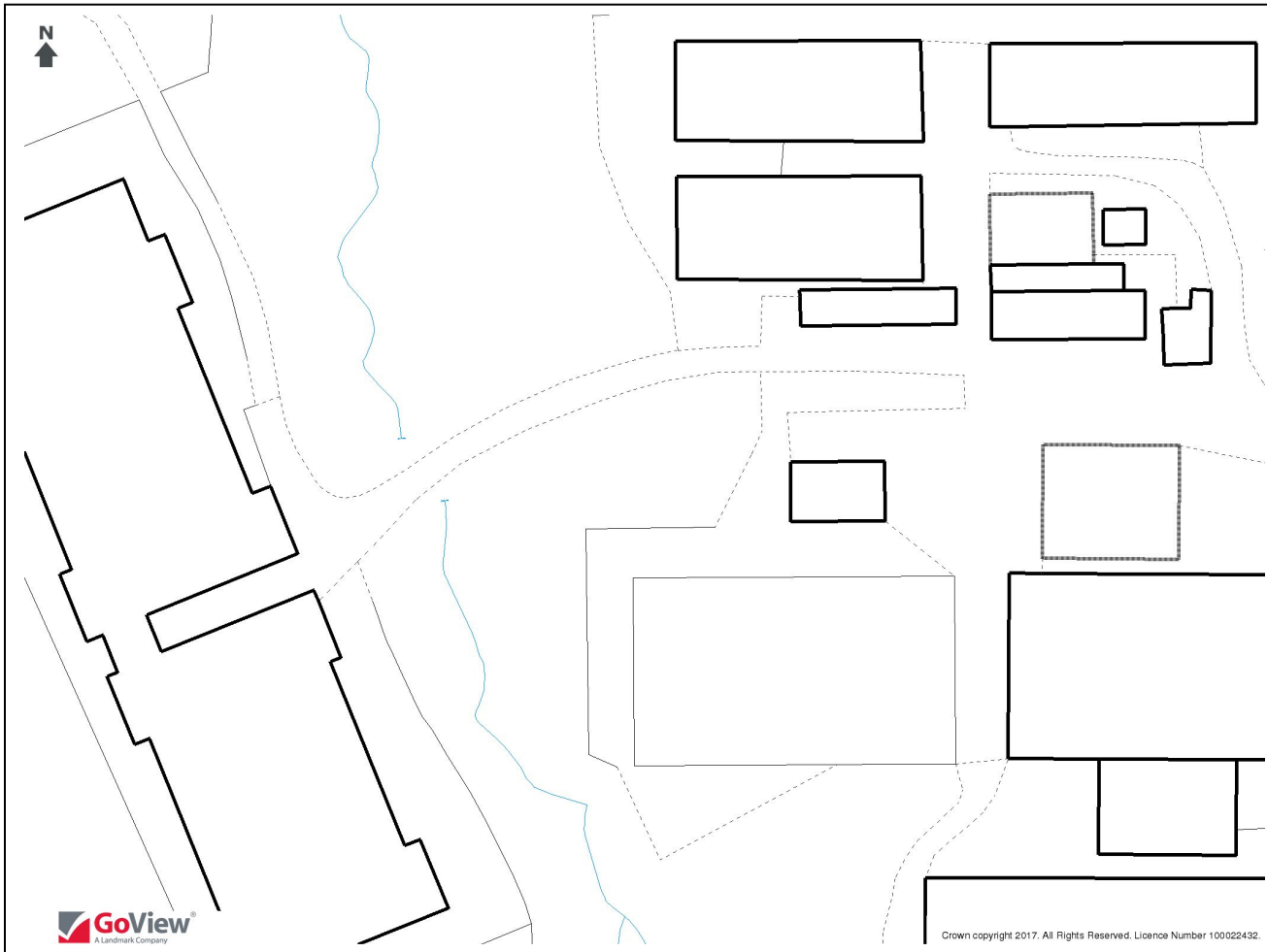
EPC Rating

An EPC is not required for the units as they do not have a fixed heating system.

Legal costs

Each party to be responsible for their own costs.





Storage Yard A10



Unit E3 with storage container.



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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