



UNIT B, FOUNDRY CLOSE, HORSHAM, WEST SUSSEX, RH13 5QD

- **FACTORY & OFFICES WITH ENCLOSED YARD**
- **TO BE LET ON A NEW LEASE**
- **6,716 sq ft (623.93 sq m)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated approximately 1 mile to the east of Horsham Town Centre and Network Rail Station. The M23 is approximately 6 miles and Crawley 7 miles.

Description

The property consists of a brick built factory with first floor offices and ground floor front trade counter/reception. The building has been totally refurbished with:

- New Steel Profile Factory Roof (2016)
- New First Floor Office Roof (2016)
- New Double Glazed Windows (2016)
- New Electrical Wiring and Lighting (2016)
- New Roller Shutter Door (2016)
- Re-decorated throughout (2016)

Amenities

The property has the following amenities:

- Gas
- 3 Phase Electricity
- Oil Fired Heating
- 24 Hours Access
- Excellent Parking
- Enclosed Yard
- 5 Car Battery Charging Points
- Air Conditioning Units

Floor Areas

	Sq m	Sq ft
Ground Floor Factory/ Trade Counter	539 m ²	5,803 sq ft
First floor Offices	84.82 m ²	913 sq ft
Total	623.93 m ²	6,716 sq ft

Site Area

Rectangular shaped site of 18,796 sq.ft. (0.43 acres) with 5 electric car battery charging points providing excellent car parking/outside storage.

Lease

The building is held on a 15 year lease from 1 February 2017 with upward only rent reviews at the end of every 5th year. The lease is outside the provisions of the Landlord & Tenant Act 1954.

Rent

£65,000 per annum exclusive + VAT.

EPC

The property has a rating of E-116.

Legal Fees

Each party to pay their own legal costs.

VAT

VAT will not be charged on the rent.



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 AGENTS

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