



WHITEBREADS FARM, STANE STREET, SLINFOLD, WEST SUSSEX, RH13 0RE

- **INDUSTRIAL UNITS TO LETS WITH LARGE YARD AREAS**
- **SUITABLE FOR MOTOR WORKSHOP USE**
- **FROM 1,938 SQ FT to 4,639 SQ FT**
- **OPEN STORAGE AVAILABLE TO RENT**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is located immediately south of Slinfold village, approximately 4 miles west of Horsham and is accessed from the A29.



Description

The units benefits from the following:

- Electric roller shutter doors (Green Barn) 4 m height and 4.45 m width. Large rear sliding door of 4.51 m width x 4.13 m height.
- Doors (Atcost) 4 m height and 4.45 m width.
- 3 phase electricity supply.
- WC facilities (Atcost Building only).
- Modern LED lighting boxes (Green Barn)

Accommodation

The premises have the approximate gross internal floor areas:

Unit	Sq m	Sq ft
Green Barn (workshop 1)	251 m ²	2,701 sq ft
Atcost Building (workshop 2)	180 m ²	1,938 sq ft
Total Floor Area	431 m ²	4,639 sq ft
Front yard (Green Barn)	658 m ²	7,082 sq ft
Side yard area (Atcost)	497 m ²	5,349 sq ft

There are additional yard areas available as open storage by separate negotiation if larger plots are required. Additional plots available as follows:

Plot A	7,082 sq ft
Plot B	5,349 sq ft
Plot C	Under offer

Storage Containers

There are a variety of storage containers available. Details on application.

Flexible Terms Available

The units are available to let upon a new internal repairing and insuring lease for a term to be agreed.

Rent

Workshop 1: £20,260 pa exclusive of business rates. Yard available at £8,852 pa.

Workshop 2: £14,535 pa exclusive of business rates. Yard available at £6,686 pa.

Further open storage areas available with price on application and depending on works required by the landlord.

Business Rates – Small Business Rates Relief maybe applicable

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

Green Barn:	To be confirmed
Atcost Building:	£8,700
UBR (2021/22)	£49.9p in £

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

Use

Suitable for B8 warehouse and B1 Light industrial uses. Other uses considered subject to planning.

EPC

Workshop 1 has as an EPC rating of C (68). Workshop 2 has as an EPC rating of C (69). The EPC certificate is available on request.

VAT

VAT is not applicable.

The Atcost Building



The Green Building (Rear)



Open Storage



Basic timber building & storage containers



Green Building Front Yard



Open Storage



Internal – Green Building



Internal - Atcost Building



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 AGENTS

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