



**FORMER KEYLINE SITE, HOWARDS NURSERY, HANDCROSS ROAD, LOWER BEEDING,  
WEST SUSSEX, RH13 6NX**

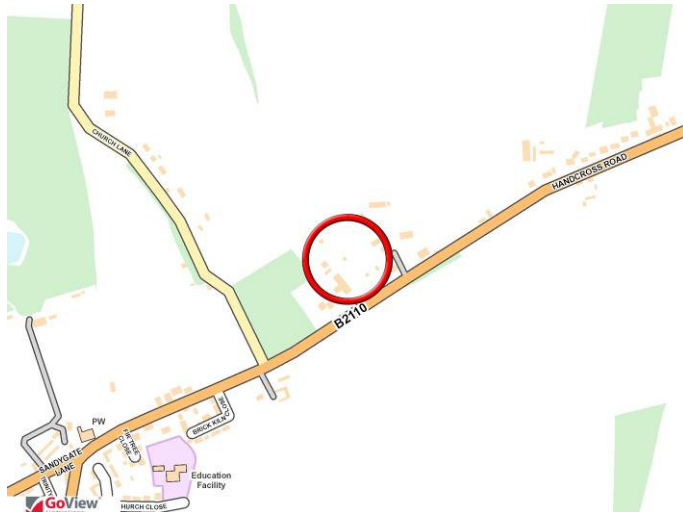
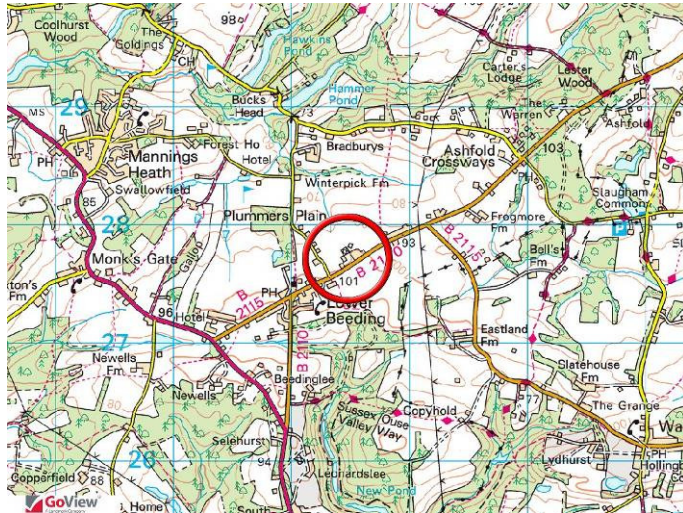
- **SECURE FENCED AND GATED CONCRETE YARD TO LET**
- **MODULAR OFFICE BUILDING WITH WC FACILITIES 1,008 SQ FT**
- **0.348 HECTARES (0.86 ACRES)**
- **GOOD ROAD COMMUNICATIONS TO M23/M25 & GATWICK AIRPORT**

**Colyer Commercial**  
CONSULTANT SURVEYORS

# FORMER KEYLINE SITE, HOWARDS NURSERY, HANDCROSS ROAD, LOWER BEEDING, WEST SUSSEX, RH13 6NX

## Location

Howards Nursery is located on the B2115 Handcross Road. The site is located approximately 4.4 miles south east of Horsham and 2.8 miles from Handcross and the M23.



## Description

Howards Nursery is an established business location with a variety of uses including offices, retail, industrial and open storage facilities.

This secure yard benefits from the following:

- Securely fenced perimeter.
- Large double gates providing access to the site
- Close proximity to the A23/M25
- Excellent HGV lorry access.
- Modular office accommodation with toilet facilities.

## Site Area

We understand the site is approximately 0.86 acres (37,506 Sq Ft).

## Floor Areas

The portacabin has the following approximate gross internal floor area:

	Sq m	Sq ft
<b>Total</b>	<b>93.73 m<sup>2</sup></b>	<b>1,008 Sq Ft</b>

## Lease Terms

A new lease is available on flexible terms to be agreed. The lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

## Rent

£80,000 per annum exclusive of rates.



### Planning

Interested parties are advised to satisfy themselves as to the suitability of any intended use.

### Service Charge

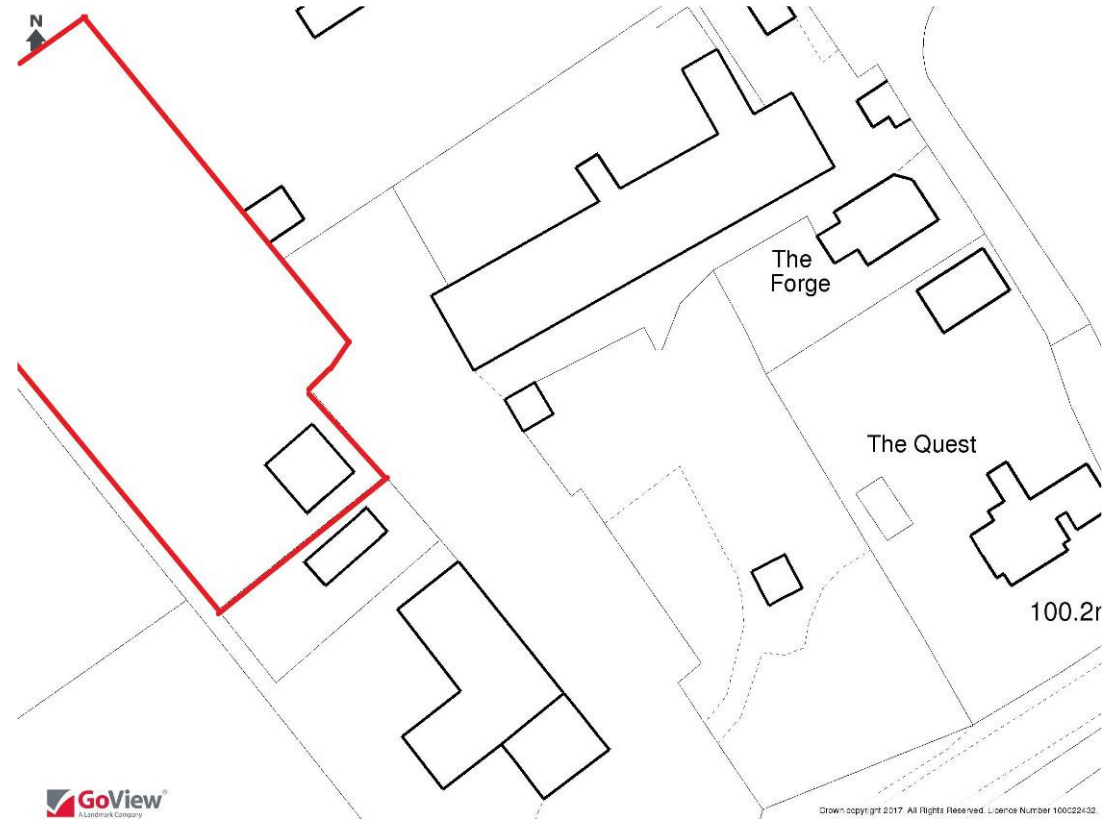
There will be a contribution to the upkeep of the communal access road. Details on application.

### EPC

We understand the property is exempt from having an EPC.

### VAT

VAT is chargeable on the terms quoted.



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**

**TIM SHEPHERD**  
01403333921 or 07921056072  
tshepherd@colyercommercial.co.uk

**JO PARRY**  
01403275275  
info@colyercommercial.co.uk

