



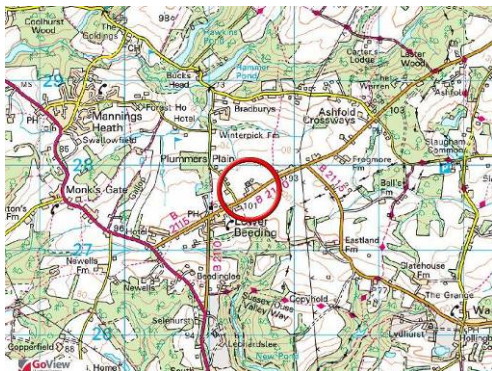
**NEW UNITS, HOWARDS NURSERY, HANDCROSS ROAD, PLUMMERS PLAIN, NR HORSHAM, RH13 6NX**

- **2 NEW BUILD INDUSTRIAL UNITS TO LET- CAN BE COMBINED**
- **FROM 987 SQ FT (91.69 m<sup>2</sup>) TO 1,974 SQ FT (183.39 m<sup>2</sup>)**
- **YARD AREA TO THE FRONT OF THE UNIT COULD BE INCLUDED**
- **CLOSE TO THE A23/M23**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## 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. These modern units are being constructed and will have the following features:

- Electrically operated shutter loading doors 3 m (H) and 4 m (W).
- Portal Framed building with steel cladding system
- Steel Personnel Doors
- Modern LED Lighting
- Three phase power available
- WC and tea station can be fitted
- Accessed via security entrance

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.

## Accommodation

The unit has the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
Unit 1	91.69 m <sup>2</sup>	987 Sq Ft
Unit 2	91.69 m <sup>2</sup>	987 Sq Ft
Total	91.69 m <sup>2</sup>	1,974 SQ FT

There will be a parking/loading area immediately to the front of the units but there is potential for a larger area.

## Rent

Unit 1 : £13,820 per annum exclusive of business rates.  
Unit 2 : £13,820 per annum exclusive of business rates.

## Terms

The unit is available to let on flexible terms on a fully repairing and insuring basis. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

## VAT

VAT is chargeable on the rent.

## Use

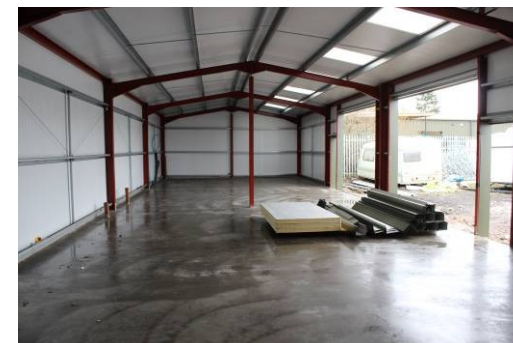
Our client has a preference for a B8 (storage) use or a quiet workshop use. No motor trade or motor workshop uses allowed.

## Business Rates – Small Business Rates Relief Applicable

The premises are assessed as follows:

Rateable value: To be assessed  
UBR (2022/2023) 49.9 p in £

Small Business Rates Relief will apply for qualifying businesses. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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