



UNIT 13, STAR ROAD TRADING ESTATE, STAR ROAD, PARTRIDGE GREEN, WEST SUSSEX, RH13 8RA

- **INDUSTRIAL/WAREHOUSE UNIT TO LET**
- **2,192 SQ FT (203.97 m²)**
- **LOCATED ON AN ESTABLISHED INDUSTRIAL ESTATE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The Property is situated on the principal industrial estate in Partridge Green, located circa 9 miles south of Horsham.

Star Road Industrial Estate lies just to the south of the town centre just off the B2135, which leads directly to the A24 providing a direct access to all surrounding major road networks, including Junction 9 of the M25 Motorway (approximately 28 miles) and Junction 11 of the M23 Motorway (approximately 14 miles) via the nearby A23.

Description

The Property comprises a well presented end of terrace light industrial/warehouse unit of predominantly brick construction.

The unit is arranged over two floors with a staircase at the front of the unit and a spiral staircase at the rear leading to a concrete mezzanine, which could be used for storage, workshop or offices.

Key Features:

- Metal roller shutter loading doors – 2.92 m high x 3.25 m width
- 3 phase power
- Male & Female WC facilities
- Forecourt parking area
- Burglar alarm

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.

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground floor	108.67 m ²	1,167 sq ft
First Floor Office	10.80 m ²	116 sq ft
First Floor Storage	84.50 m ²	909 sq ft
	203.97 m ²	2,192 sq ft

Terms

The unit is available to let upon a new full repairing and insuring lease for a term to be agreed.

Rent

£18,500 per annum exclusive of rates.

VAT

VAT will NOT be chargeable on the terms quoted.

Business Rates

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

Rateable value: £14,750
UBR (2022/2023) 49.9 p in £

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

EPC Rating

The property has a rating of 122 (E). Certificate available upon request.

Ground Floor



1st Floor



STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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