



**UNIT 3, SENDALLS YARD, CRAWLEY ROAD,
ROFFEY, HORSHAM, WEST SUSSEX, RH12 4HG**

- **INDUSTRIAL UNIT TO RENT ON FLEXIBLE TERMS**
- **RECENTLY REFURBISHED**
- **1,819 SQ FT (169 SQ M)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated on a small industrial estate just off the Crawley Road. The site is located close to the A264 which benefits from excellent access to the national motorway network via the M23 and M25.

For exact location use the What 3 Words link below:

<https://what3words.com/hooks.groups.before>

Description

The property has recently being refurbished with the installation of a new profiled steel roof. The unit benefits from the following:

- Front Electrically operated shutter loading doors. (3m width x 2.65 m height).
- Rear sliding loading door (2.73m width x 2.39 m height).
- Forecourt parking for one vehicle. Another space could be made available.
- Small office
- Modern LED lighting
- Three phase power supply

Floor Areas

The unit has the following approximate gross floor areas

| | Sq m | Sq ft |
|--------------|--------------------|-------------|
| Ground floor | 169 m ² | 1,819 sq ft |

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.

Lease

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

Rent

£20,000 per annum exclusive.

Business Rates – Small Business Rates Relief

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

Rateable value: TBC
UBR (2022/2023) 49.9p in the £

Small business rates relief maybe available to eligible businesses.

EPC

The unit has an EPC rating of D (81). EPC certificate available upon request.

VAT

VAT is not chargeable on the terms quoted.

Legal Fees

Each party to pay their own legal costs



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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