



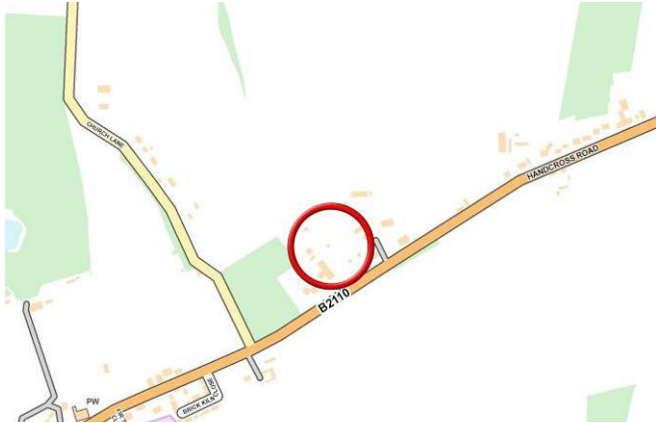
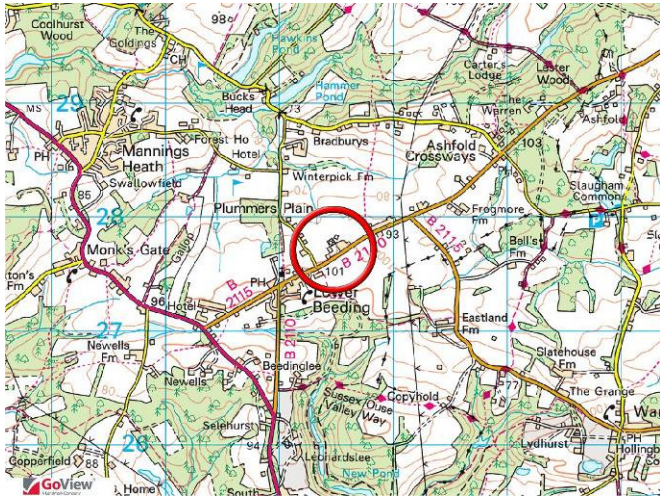
**THE STUDIO, HOWARDS NURSERY, PLUMMERS PLAIN, NR HORSHAM, RH13 6NX**

- **MODERN INDUSTRIAL UNIT TO LET**
- **1,264 SQ FT (117.48 m<sup>2</sup>)**
- **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.

This modern unit was constructed in 2015 and has the following features:

- Electrically operated shutter loading doors. (4m width x 2.24m height).
- Black powder coated aluminium double glazing doors and windows
- Portal Framed building with steel cladding system
- Three phase power supply
- WC and kitchen facilities

## Accommodation

The unit has the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
The Studio	117.48 m <sup>2</sup>	1,264 sq ft

## Rent

£17,696 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 B8 (storage) users. No motor trade or motor workshop uses permitted.

## Business Rates – Small Business Rates Relief Applicable

The premises are assessed as follows:

Rateable value:	£13,250
UBR (2023/2024)	49.9 p in £

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

## EPC Rating

The premises has an EPC rating of C (56). A copy of the EPC is available upon request.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any incoming 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 LETTING AGENTS**

**TIM SHEPHERD**

**01403333921 or 07921056072**

**tshepherd@colyercommercial.co.uk**

