

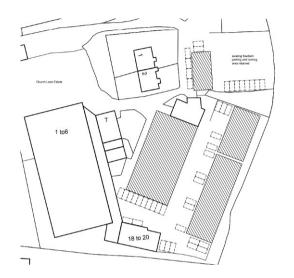
# UNITS 11-16, CHURCH LANE ESTATE, CHURCH LANE, PLUMMERS PLAIN, NR HORSHAM, RH13 6LU

- PHASE 2 NEW BUILD INDUSTRIAL UNITS TO LET
- UNITS FROM 1,507 SQ FT (140 m²) TO 3,108 SQ FT (289 m²)
- UNITS 11, 12 & 16 UNDER OFFER



#### Location

The Church Lane Estate is located on Church Lane and adjoins the B2115 Handcross Road. The Estate is located approximately 3 miles south east of Horsham and 2.5 miles from Handcross and the M23.



# Description

Following the successful letting of six new units we have another five new build units available to rent. These modern units will have the following features:

- Electrically operated shutter loading doors.
- Part brick and Portal Framed buildings with steel cladding system
- Steel Personnel Doors
- Modern LED Lighting
- Three phase power maybe available.
- WC and tea station can be fitted.

#### Accommodation

The units have the following approximate gross internal floor areas:

| Unit                       | Sq m   |             |
|----------------------------|--------|-------------|
| Unit 11 Under Offer        | 147 m² | 1,582 Sq Ft |
| Unit 12 Under Offer        | 140 m² | 1,507 Sq Ft |
| Unit 13 & 14               | 289 m² | 3,108 Sq Ft |
| Unit 15                    | 142 m² | 1,528 Sq Ft |
| Unit 16 <b>Under Offer</b> | 142 m² | 1,528 Sq Ft |

#### **Terms**

The units are available to let on fully repairing and insuring terms. The leases are to be contracted outside of the Landlord & Tenant Act 1954.

#### Rent

Unit 11: £22,148 per annum Unit 13 & 14 £43,512 per annum £21,392 per annum Unit 15 Unit 16 £21,932 per annum



Units 11 & 12 (to be divided)

#### **VAT**

VAT is NOT chargeable on the rent.

#### Use

Our client has a preference for a storage use or a quiet workshop use. No motor trade or motor workshop uses considered.

#### **EPC**

EPC certificates will be produced once the units have been completed.

### **Business Rates - Small Business Rates Relief Applicable**

The premises are assessed as follows:

Rateable value: To be assessed UBR (2023/2024) 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.



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 LETTING AGENTS

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