



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**

Colyer Commercial
CONSULTANT SURVEYORS

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.

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 units have the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
Unit 11 Under Offer	147 m ²	1,582 Sq Ft
Unit 12 Under Offer	140 m ²	1,507 Sq Ft
Unit 13 & 14	289 m ²	3,108 Sq Ft
Unit 15	142 m ²	1,528 Sq Ft
Unit 16 Under Offer	142 m ²	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
Unit 15	£21,392 per annum
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.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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