



UNIT 2E, NORTHLANDS BUSINESS PARK, BOGNOR ROAD, WARNHAM, WEST SUSSEX, RH12 3SH

- **LIGHT INDUSTRIAL / WORKSHOP UNIT TO LET**
- **SUITABLE FOR A VARIETY OF WORKSHOP USES**
- **575 SQ FT (53.42 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Northlands Business Park is located on the A29 (Bognor Road), between the villages of Ockley and Warnham, which are located to the north (3 miles) and southeast (2 miles) respectively.

The A29 / A281 junction with links to Horsham town centre, the A23 and motorway network is located approximately 1.7 miles to the immediate south. Access is directly off the A29 with clear signage from the road. For exact location use the What 3 Words link below: <https://w3w.co/gloom.lied.lies>



Description

The subject premises form part of a rural business park, comprising offices and workshop units. The property comprises of a ground floor unit with the following amenities:

- WC facilities
- New LED strip lights to be installed.
- Office area (approx 181 sq ft)
- Part electric heating and part air conditioning
- Parking for 2 vehicles
- Loading door (2.22 m width x 2.02 m height).

Floor Areas

We have measured and calculate the accommodation to have the following approximate gross internal floor areas:

	Sq m	Sq ft
Ground Floor Industrial Unit	53.42 sq m	575 sq ft

Terms

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed at a commencing rent of £8,400 per annum exclusive

EPC Rating

The property has an EPC rating of 87 (D) but our client informs us that it will be improved shortly by improvements.

Service Charge

There is a nominal monthly service charge that covers buildings insurance, water supply, sewage plant maintenance, external building repairs, maintenance to pathways, parking areas and landscaping. Cost upon application.

Hours of Operation

8 am to 6 pm Monday to Friday and 8 am to 12 pm Saturday - no Sunday trading or bank or public holidays.

Use

B1 Light Industrial use only

VAT

VAT will NOT be chargeable on the rent.

Business Rates – 100% Small Business Rates Relief

Small business rates relief available.

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

Rateable value: £5,600
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.



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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