



UNITS 3 & 4 PRIME BUILDINGS, DAUX ROAD, BILLINGSHURST, WEST SUSSEX, RH14 9SJ

- **ADJOINING WAREHOUSE UNITS TO LET BY LEASE ASSIGNMENT**
- **FROM 5,015 SQ FT - 10,282 SQ FT**
- **TWO UNITS HELD ON SEPARATE LEASES.**

Colyer Commercial
CONSULTANT SURVEYORS

3 & 4 PRIME BUILDINGS, DAUX ROAD, BILLINGSHURST, WEST SUSSEX, RH14 9SJ

Location

Billingshurst is situated in the heart of West Sussex at the junction of the A272 and the A29, some 8 miles south west of Horsham, 20 miles to the north of Worthing and 23 miles to the north east of Chichester.

Daux Road is an established location situated about half a mile to the south of Billingshurst town centre. The mainline railway station is approximately 200 metres and provides regular services including those to London Victoria, Gatwick Airport, Horsham and many towns on the south coast



Description

The premises comprise industrial units of brick construction with concrete frames, large steel loading door and first floor offices and mezzanine storage. Car parking is provided at the front of the units with allocated spaces.

The units have the following features:

- Manually operated loading doors (5m Height)
- Eve Height approx 5.5 m
- UPVC personnel Doors
- LED Lighting to the ground floor parts
- Translucent roof lights
- Three phase power
- WC and kitchen facilities
- Ground & First Floor office accommodation.

Accommodation

The accommodation has been measured on gross internal area basis (GIA) as follows:

Accommodation	Sq m	Sq ft
Unit 3 (Ground Floor)	385.80 m ²	4,146 sq ft
1 st Floor office	49.03 m ²	527 sq ft
1 st Floor mezzanine	31.77 m ²	342 sq ft
Total	466.6 m ²	5,015 Sq Ft
Unit 4 (Ground Floor)	390.64 m ²	4,204 sq ft
1 st Floor – Offices	98.78 m ²	1,063 sq ft
Total	489.42 m ²	5,267 Sq Ft
Unit 3 & 4 – Combined	955.23 m ²	10,282 SQ FT

Leases

Unit 3 is held on a ten year fully repairing and insuring lease from 20th January 2020 until 19th January 2030. The passing rent is £34,000 per annum. There is a rent review due on the 20th January 2025. The lease has been contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

Unit 4 is held on a ten year fully repairing and insuring lease from 2nd January 2020 until 1st January 2030. The passing rent is £40,000 per annum. There is a rent review due on the 20th January 2025. The lease has been contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

Service Charge

We understand the service charge is currently £300 per annum per unit.

Use

Use Class B1 and/or B8 of the Town & Country Planning (Use Classes) Order 1987 as at the date of these leases. Uses under the New E Class (1st September 2020) maybe possible subject to Landlords consent. Please contact the agent to discuss your proposed use. The Landlords will



Unit 3 & 4



Unit 4 - Internal



Unit 3 - Internal

Business Rates

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

Rateable values:

Unit 3	£34,750
Unit 4	£38,000
UBR (2024/2025)	49.9 p in £

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



EPC's

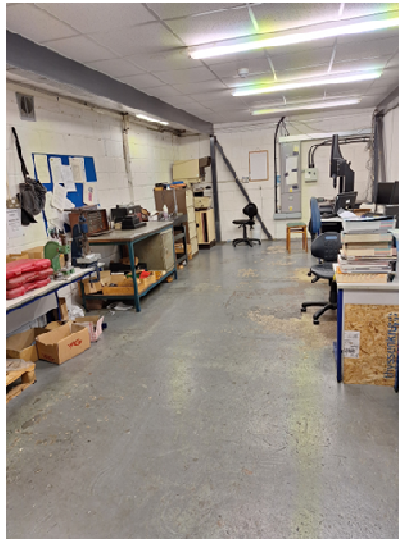
EPC's have been ordered and will be available shortly.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



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 THE SOLE LETTING AGENTS

TIM SHEPHERD

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