



**UNIT 1, SENDALLS YARD, CRAWLEY ROAD, ROFFEY, HORSHAM, WEST SUSSEX, RH12 4HG**

- **INDUSTRIAL UNIT TO RENT ON A NEW LEASE**
- **SUITABLE FOR B2 (GENERAL INDUSTRIAL) USES**
- **3,696 SQ FT ( 343 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is situated on a small industrial estate just off the Crawley Road. The site is located close to the A264 which benefits from excellent access to the national motorway network via the M23 and M25.

For exact location use the What 3 Words link below:  
<https://what3words.com/hooks.groups.before>

## Description

The brick built unit has a modern profiled steel roof with part clad elevations. The unit benefits from the following:

- Large Electrically operated shutter loading doors. (3.5m width x 3.8 m height).
- Left hand door (2.8 m width x 2.8 m height).
- Parking for four vehicles with potentially more in front of the loading doors.
- Small office area & kitchen
- Three phase power supply

## Floor Areas

The unit has the following approximate gross floor areas

	Sq m	Sq ft
Ground Floor	343.43 m <sup>2</sup>	3,696 SQ FT

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.

## Lease

The unit is available to let upon a new full repairing and insuring lease for a term to be agreed.

## Rent

Offers in the region of £36,960 per annum exclusive.

## Business Rates – Small Business Rates Relief

The rateable value as advertised by GOV.UK is as follows:

Rateable value: £26,250  
Rates payable: £13,098  
UBR (2024/2025) 49.9p in the £

We recommend that interested parties contact Horsham District Council to verify the rates payable.

## EPC

The EPC has been ordered and will be available shortly.

## VAT

VAT is not chargeable on the terms quoted.

## Use

We have been informed that the unit benefits from a B2 (general industrial use).

## Legal Fees

Each party to pay their own legal costs



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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