



UNIT 12 & 13 GERSTON BUSINESS PARK, STORRINGTON, WEST SUSSEX, RH20 4HE

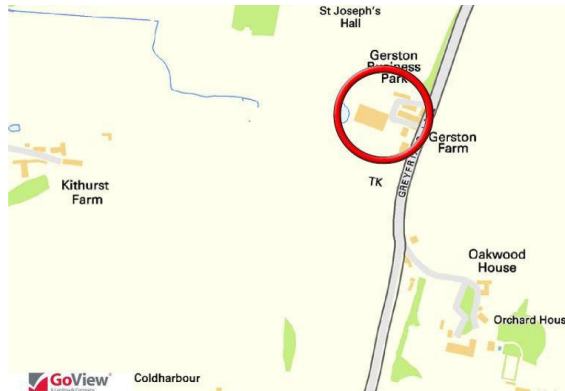
- **STORAGE/WORKSHOP UNITS TO LET**
- **UNIT 12 – 1,930 SQ FT & UNIT 13 – 1,324 SQ FT**
- **COMBINED UNIT 3,254 SQ FT (124.58 m²)**
- **ATTRACTIVE RURAL LOCATION**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Gerston Business Park is located approximately half a mile south of Storrington town centre off Greyfriars Lane. The A283/A24 junction is located 2.5 miles north east of the property providing easy access to Horsham, Crawley, Gatwick and the motorway network beyond in addition to the south coast.

<https://what3words.com/beefed.moderated.scared>



Description

The premises comprise an interconnected double unit with a front yard. The unit benefits from the following:

- Concrete floor
- 3 phase electricity supply
- Roller shutter doors of varying sizes.

There is an office building (unit 15) located next door of approximately 931 SQ FT that could also be rented. There are other adjoining areas that could also be offered for additional space.

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

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

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01403 275275
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Floor Areas

We understand the premises have the approximate gross internal floor areas:

Unit	Sq m	Sq ft
Unit 12	179.32 m ²	1,930 sq ft
Unit 13	123 m ²	1,324 sq ft
Total	302 m ²	3,254 SQ FT

Terms:

The double unit is available to rent on an internal repairing and insuring lease on a term to be agreed at a rent of £29,286 per annum exclusive.

Alternatively, unit 12 and 13 can be let separately.

Unit 12: £17,370 per annum
Unit 13: £11,920 per annum

Business Rates – 100% small business rates relief to eligible businesses

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

Rateable value: TBC
UBR (2025/2026) 49.9 p in the £

100% business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable and to confirm eligibility.

VAT

VAT will not be chargeable on the terms quoted above.

Legal Fees

Each party to be responsible for their own legal fees.



Unit 12



Unit 13

