



ROWHOOK HILL FARM, BOGNOR ROAD, BROADBRIDGE HEATH, WEST SUSSEX, RH12 3PS

- **CAR SHOWROOM & FORECOURT TO LET ON A NEW LEASE**
- **WAREHOUSE UNIT & OFFICE- 1,810 SQ FT (168 m²)**
- **YARD AREA OF APPROXIMATELY 3,943 SQ FT**
- **SUITABLE FOR CAR SALES OR VEHICLE RENTAL BUSINESSES**



Location

The premises are located directly on the Bognor Road (A29) which is close to the main A281 thoroughfare between Horsham and Guildford.

Horsham, with its mainline train station is Approximately 5 miles away providing a cosmopolitan atmosphere with plenty of shops, bars and restaurants. Gatwick Airport is approximately 16.8 miles away.

<https://what3words.com/pack.squares.tadpoles>

Description

We understand that the unit was constructed in 2016/2017 with the following features:

- 3 electrically operated shutter loading doors. (3m x 3m)
- Portal Framed buildings with steel cladding system
- Modern profiled steel roof with natural roof lights.
- Modern LED Lighting
- The temporary office building contains it's own WC and kitchen area.



Floor areas

The accommodation comprises the following approximate gross internal floor areas:

	Sq m	Sq ft
Modern Warehouse	143.34	1,543
Self contained sales Office building	24.80	267
Total	168.14 m²	1,810 Sq Ft
Total Yard Area	366.39 m²	3,943 Sq Ft

Lease

A new fully repairing and insuring lease is available on terms to be agreed.

Rent

£36,000 per annum exclusive.

Planning

We understand the site has a Sui Generis Car Sales Use and can be used for the display and sale of vehicles. B1 (office) and B8 (storage) consent was granted in 2017 and has not been implemented. We advise all interested parties to satisfy themselves as to the planning position.

VAT

VAT is Not applicable.

EPC

An EPC has been ordered and will be available shortly.





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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