



**THE TELEGRAPH, HOWARDS NURSERY, HANDCROSS ROAD, PLUMMERS PLAIN,
NR HORSHAM, RH13 6NX**

- MODERN GROUND FLOOR WORKSHOP/ STUDIO TO LET
- 536 SQ FT (49.77 m²)
- CLOSE TO THE A23/M23



Location

Howards Nursery is located on the B2115 Handcross Road. The site is located approximately 4.4 miles south east of Horsham and 2.8 miles from Handcross and the M23.



Description

Howards Nursery is an established business location with a variety of uses including offices, retail, industrial and open storage facilities. This modern business unit is being constructed and will have the following features:

- Electrically operated shutter loading doors 2.47 m (H) and 4 m (W).
- Modern LED Lighting
- Fitted Kitchen
- Wooden Vinyl Effect Flooring
- WC at ground floor

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any incoming 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.

Accommodation

The unit has the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
Ground Floor	49.77 m ²	536 Sq Ft

Rent

£8,500 per annum exclusive of business rates.

Terms

The unit is available to let on flexible terms on a fully repairing and insuring basis. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

VAT

VAT is chargeable on the rent.

Use

Office/Light Industrial or Studio type use with Class E of the Use Classes Order.

Business Rates

The premises are assessed as follows:

Rateable value:	To be assessed
UBR (2025//2026)	49.9 p in £

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



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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