



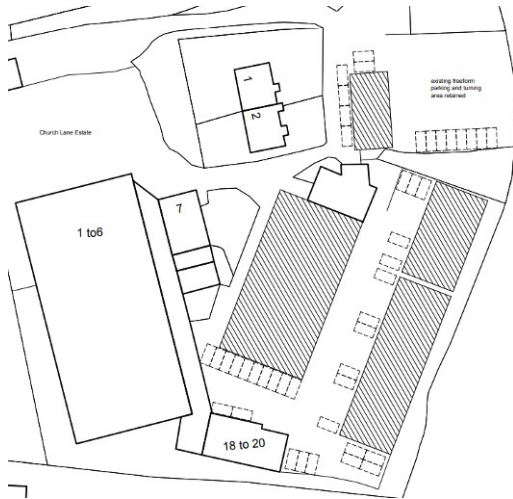
**UNIT 15, CHURCH LANE ESTATE, CHURCH LANE, PLUMMERS  
PLAIN, NR HORSHAM, RH13 6LU**

- MODERN INDUSTRIAL UNIT CONSTRUCTED IN 2023
- TO LET ON A NEW LEASE
- 1,528 SQ FT (142 m<sup>2</sup>)



## Location

The Church Lane Estate is located on Church Lane and adjoins the B2115 Handcross Road. The Estate is located approximately 3 miles south east of Horsham and 2.5 miles from Handcross and the M23.



## Description

This modern unit has the following features:

- Electrically operated shutter loading door
- Part brick and Portal Framed buildings with steel cladding system
- Steel Personnel Door
- Modern LED Lighting

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.

## Accommodation

The units have the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
Ground Floor	142 m <sup>2</sup>	1,528 Sq Ft

## Terms

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

## Rent

£21,392 per annum

## VAT

VAT is chargeable on the rent.

## Use

Our client has a preference for a storage use or a quiet workshop use. No motor trade or motor workshop uses considered.

## Business Rates – Small Business Rates Relief

The premises are assessed as follows:

Rateable value: £11,500  
UBR (2025/2026) 49.9 p in £

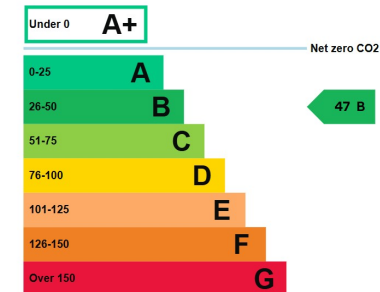
Small Business Rates Relief will apply for qualifying businesses. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

## EPC

The premises has the following EPC rating which is valid until 14<sup>th</sup> July 2034.

### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.



Photo of an adjoining unit at completion of the units in 2023.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

**TIM SHEPHERD**  
01403333921 or 07921056072  
tshepherd@colyercommercial.co.uk

**JO PARRY**  
01403275275  
office@colyercommercial.co.uk