



**Unit 23-25, Lawson Hunt Industrial Park, Guildford
Road, Broadbridge Heath, Horsham, West Sussex,
RH12 3JR**



UNIT 23-25, LAWSON HUNT INDUSTRIAL PARK, GUILDFORD ROAD, BROADBRIDGE HEATH, HORSHAM, WEST SUSSEX, RH12 3JR

Location

The premises are located on the A281 Horsham to Guildford Road approximately two miles west of Horsham Town Centre and one mile from the A24 London to Worthing Road.

Description

Two warehouse/ factory units with a steel portal frame construction comprising part brick and part steel. There is profile cladding to the walls and an insulated roof.

- 24 hour manned security
- Generous car parking
- 2 electric loading doors to unit 23/24
- One electric loading door to unit 25
- 3 phase power
- Lighting
- Excellent headroom

Accommodation

	Sq Ft	Sq M
Unit 23/24 Ground floor warehouse/ factory	8,896	826.44
First Floor Offices	509	47.29
Unit 25 Ground Floor Warehouse/ factory	6,701	622.52
First Floor Offices	809	75.16
TOTAL	16,915	1,571.4

Rent

Unit 23/24 - £75,240 per annum plus VAT

Unit 25- £60,080 per annum plus VAT

Service Charge

For the 24 hour manned security and the upkeep of the estate roads and general upkeep, there is a service charge levied, currently at approximately £1.85 per square foot plus VAT.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

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