



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

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## 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
<b>TOTAL</b>	<b>16,915</b>	<b>1,571.4</b>

### 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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