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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

FACTORY / WAREHOUSE

7,530 ft² / 699 m² • TO LET – £60,000 pa ex



**UNIT 25, LAWSON HUNT INDUSTRIAL PARK
BROADBRIDGE HEATH, WEST SUSSEX RH12 3JR**

The property is situated on a Business Park directly fronting the A281 road approximately 1 mile to the west of the A24 and 2 miles west of Horsham Town Centre.

Comprises end of terrace unit with the following amenities:

- 16 on site car spaces
- 24 hour manned security
- Electric heaters to offices
- Electric steel loading door
- 3 phase electricity
- Male/female toilets; kitchen

ground floor factory / warehouse in all **6,780 ft² / 630 m²**

first floor offices in all **750 ft² / 69 m²**

TOTAL FLOOR AREA **7,530 ft² / 699 m²**

measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £46,250

The premises are **TO LET** on a new FR&I lease for a term of 9 years at a rental of **£60,000 per annum** exclusive + VAT, subject to upward only rent reviews at the end of every 3rd year.

Viewing by appointment with LETTING AGENT, **GRAVES SON & PILCHER**