

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

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MODERN FACTORY / WAREHOUSE

4,578 ft² / 425 m² • LEASE AVAILABLE



**UNIT 2, LAWSON HUNT INDUSTRIAL PARK
BROADBRIDGE HEATH, WEST SUSSEX RH12 3JR**

The property is situated on a popular industrial estate, just off the A281 Guildford road, and close to the main A24. Horsham town centre is approx. 2 miles away

The premises comprise a modern end of terrace industrial building, erected in approx. 1984, and is suitable for a variety of industrial or warehouse uses, subject to any necessary consents. Features include:

- Roller shutter loading door
- Good headroom
- Forecourt parking
- Lighting
- 3 phase electricity
- 24 hour manned security

Ground Floor	factory / warehouse area	2,450 ft ² /	227 m ²
Mezzanine Floor		2,128 ft ² /	197 m ²
TOTAL FLOOR AREA		4,578 ft² /	425 m²

Exterior forecourt providing parking and loading facilities

measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £20,000

The premises are held on a full repairing and insuring lease for a term of 5 years from 18 Nov 2019 at a present rental of **£25,000 per annum**, +VAT, exclusive, subject to a rent review at 3 years. The lease is excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954. A rent deposit equivalent to 3 months rental will be required. There is a service charge for 24 hour manned security and maintenance of the common parts of the estate. The charge for 2020 is £3,275 +VAT.

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