

**Commercial 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.

# WAREHOUSE / FACTORY UNITS

## 2,850 ft<sup>2</sup> - 5,700 ft<sup>2</sup> / 264 m<sup>2</sup> - 528 m<sup>2</sup> • TO LET



**UNITS 7 & 8, 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 pair of adjoining units which are suitable for a variety of industrial or warehouse uses, subject to any necessary consents. We understand that both units were fitted with new steel overclad roofs in October 2020.

Features include:

- 24 hour estate security / CCTV
- Recently fitted steel overclad roofs
- Lighting
- Forecourt car parking
- Steel roller shutter door
- Male/female WCs

UNIT 7	
<b>Ground Floor</b>	2,450 ft <sup>2</sup> / 227 m <sup>2</sup>
<b>Mezzanine Floor</b>	400 ft <sup>2</sup> / 37 m <sup>2</sup>
<b>TOTAL</b>	<b>2,850 ft<sup>2</sup> / 264 m<sup>2</sup></b>

UNIT 8	
<b>Ground Floor</b>	2,450 ft <sup>2</sup> / 227 m <sup>2</sup>
<b>Mezzanine Floor</b>	400 ft <sup>2</sup> / 37 m <sup>2</sup>
<b>TOTAL</b>	<b>2,850 ft<sup>2</sup> / 264 m<sup>2</sup></b>

**TOTAL FLOOR AREA: 5,700 ft<sup>2</sup> / 528 m<sup>2</sup>**

measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £35,250 (combined units)

Each unit is **TO LET** on a new full repairing and insuring lease for a term to be agreed from September 2021. The leases will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954. The commencing rental is **£25,000 per annum**, plus VAT, per unit, payable quarterly in advance, exclusive of business rates, estate service charge and any other outgoings. There is an annual estate service charge to cover maintenance of the common parts and 24 hour manned estate security. The current service charge for each unit is £3,340 + VAT per annum.

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