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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.

FACTORY / OFFICES with YARD

6,716 ft² on site area of 18,796 ft² / 0.43 acres TO LET



UNIT B, FOUNDRY CLOSE, HORSHAM RH13 5TX

The property is situated approximately 1 mile to the east of Horsham town centre and railway station. The M23 is approximately 6 miles and Crawley 7 miles distant

The premises comprise a brick built factory with first floor offices and ground floor front trade counter / reception. The premises may suit a variety of industrial uses, subject to any necessary consents. We understand the premises were refurbished in circa 2016, with features including replacement steel profile factory roof, office roof, double glazed windows, lighting, roller shutter door and redecoration.

Ground Floor:	Factory / Trade Counter	5,803 ft ² / 539 m ²
First Floor:	Offices	913 ft ² / 85 m ²
	TOTAL	6,716 ft² / 624 m²
Exterior:	Site Area, including yard, comprising approx. 18,796 ft ² / 0.43 acres. 5 x Electric car charging points.	

EPC Rating: E (116)

amenities and services not tested
measurements are approximate and gross internal

The premises are held on a 15 year lease from 1 February 2017 at a present rental of **£65,000 per annum**, plus VAT, exclusive, subject to rent reviews at five yearly intervals. The lease is excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954. A 3 month rent free period is available, subject to status.

Viewing by appointment with letting agent, **GRAVES SON & PILCHER LLP**