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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.

## WAREHOUSE / TRADE COUNTER / LIGHT INDUSTRIAL 6,357 ft<sup>2</sup> (590 m<sup>2</sup>) FREEHOLD FOR SALE / TO LET



### BLATCHFORD ROAD, HORSHAM, RH13 5QR

Situated to the east of Horsham town centre (1 mile) and approx. 6 miles from the M23, on an established trading estate. The property is self-contained, with a prominent road frontage to Blatchford Road.

The property is of brick construction, with a modern (2007) steel profile insulated roof, and the following amenities: plentiful car parking on forecourt, 3 phase power, gas heating, approx. eaves height of 14'9, steel portal frame, trade counter and double glazed windows. The property may suit a variety of industrial or warehouse uses, subject to any necessary consents.

ground floor	<b>5,853 ft<sup>2</sup></b>	/	543 m <sup>2</sup>
first floor offices	<b>504 ft<sup>2</sup></b>	/	46 m <sup>2</sup>
<b>Total</b>	<b>6,357 ft<sup>2</sup></b>	/	<b>590 m<sup>2</sup></b>

Rateable Value: £29,250

measurements are approximate

EPC Rating: tba

amenities and services not tested

Offers are invited in the region of **£900,000** for the **FREEHOLD INTEREST**  
or  
**TO LET** on a new FRI lease at a commencing rental of **£55,000 per annum**,  
exclusive subject to rent reviews at appropriate intervals.

**Viewing by appointment with Graves Son & Pilcher LLP**