



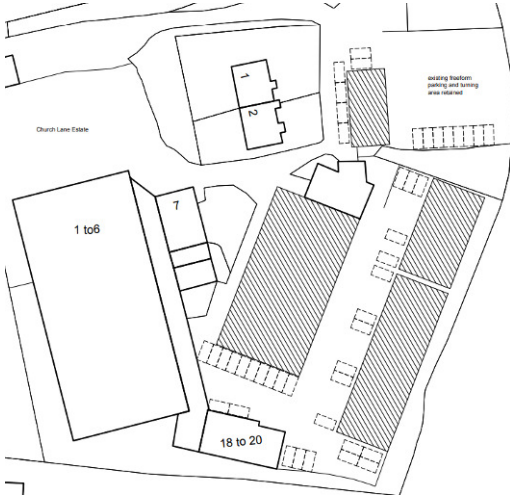
**UNIT 13A , CHURCH LANE ESTATE, CHURCH LANE, PLUMMERS PLAIN, NR HORSHAM, RH13 6LU**

- **NEW BUILD WAREHOUSE UNIT TO LET**
- **1,017 SQ FT (94.48 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The Church Lane Estate is located on Church Lane and adjoins the B2115 Handcross Road. The Estate is located approximately 3 miles south east of Horsham and 2.5 miles from Handcross and the M23.



## Description

This new unit has the following features:

- Electrically operated shutter loading doors.
- Part brick and Portal Framed buildings with steel cladding system
- Steel Personnel Doors
- Modern LED Lighting

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Accommodation

The unit has the following approximate gross internal floor areas:

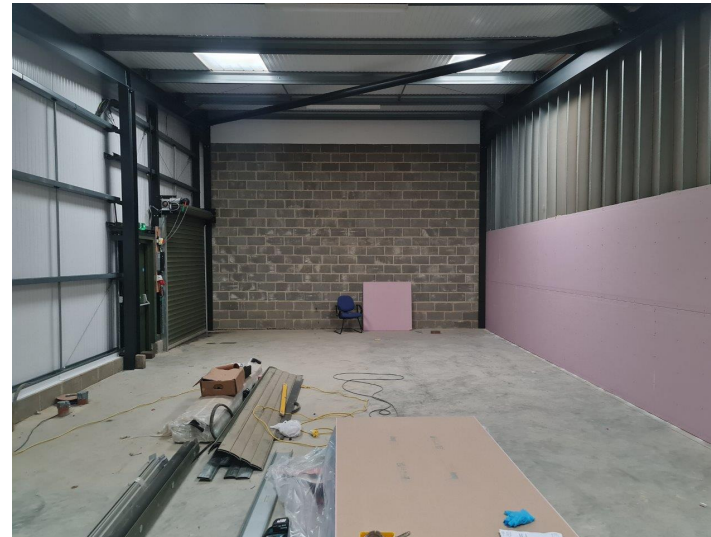
Unit	Sq m	Sq ft
Unit 13A	94.48 m <sup>2</sup>	1,017 Sq Ft

## Terms

The unit is available to let on fully repairing and insuring terms. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

## Rent

Unit 13A : £14,240 per annum



## VAT

VAT is NOT chargeable on the rent.

## Use

Our client has a preference for a storage use or a quiet workshop use. No motor trade or motor workshop uses considered.

## EPC

The EPC rating is B (48). A copy of the EPC is available upon request.

## Business Rates – Small Business Rates Relief Applicable

The premises are assessed as follows:

Rateable value:	To be assessed
UBR (2024/2025)	49.9 p in £

Small Business Rates Relief will apply for qualifying businesses. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

**TIM SHEPHERD**

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