



UNIT 4 PRIME BUILDINGS, DAUX ROAD, BILLINGSHURST, WEST SUSSEX, RH14 9SJ

- **INDUSTRIAL UNIT WITH INTEGRAL OFFICES TO LET**
- **AVAILABLE BY NEW LEASE**
- **EXCELLENT ROAD LINKS TO THE A29, A272 & A24**
- **5,267 SQ FT**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Billingshurst is situated in the heart of West Sussex at the junction of the A272 and the A29, some 8 miles south west of Horsham, 20 miles to the north of Worthing and 23 miles to the north east of Chichester.

Daux Road is an established location situated about half a mile to the south of Billingshurst town centre. The mainline railway station is approximately 200 metres and provides regular services including those to London Victoria, Gatwick Airport, Horsham and many towns on the south coast

Description

A modern purpose-built industrial unit with integral offices arranged over first floor. The property would suit a range of commercial business uses including heavy and light industrial, R & D, storage and distribution. The accommodation provides the following approximate gross internal floor areas:

The units has the following features:

- Manually operated loading doors (5m Height)
- Eve Height approx 5.5 m
- UPVC personnel Doors
- LED Lighting to the ground floor parts
- Translucent roof lights
- Three phase power
- WC and kitchen facilities
- Ground & First Floor office accommodation.

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 accommodation has been measured on gross internal area basis (GIA) as follows:

Accommodation	Sq m	Sq ft
Unit 4 (Ground Floor)	390.64 m ²	4,204 sq ft
1 st Floor – Offices	98.78 m ²	1,063 sq ft
Total	489.42 m ²	5,267 Sq Ft

Rent

£47,400 + VAT, per annum exclusive, payable quarterly in-advance.

Terms

The property is available to let upon a new full repairing and insuring lease for a minimum term of 5 years. A rental deposit together with trading accounts and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

Service Charge

We understand the service charge is currently £300 per annum plus VAT per unit.

Business Rates

To be re-assessed. Further details on request.

EPC's

The energy efficiency rating for this property falls within Band D (83). A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



STRICTLY BY APPOINTMENT WITH THE LETTING AGENTS

TIM SHEPHERD

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