UNIT 1, GILMANS LANE INDUSTRIAL ESTATE, NATTS LANE, BILLINGSHURST, WEST SUSSEX, RH14 9EZ

- **FACTORY/ WAREHOUSE UNIT**
- **4,345 SQ FT (403 m²)**
- **TO LET ON A NEW LEASE**

Colyer Commercial

CONSULTANT SURVEYORS

Location

This end of terrace factory-warehouse fronts Natts Lane and is 400 metres the south of Billingshurst network rail station. The A29/A272 is close by.

Description

The property was built in 1980 of brick construction with a corrugated asbestos roof.

The property has the following amenities:

- Steel loading door
- 3 phase power
- Gas heating
- Forecourt exclusive parking

Floor Areas

We understand the premises have the approximate gross internal floor areas:

	Sq m	Sq ft
Ground Floor Factory	292 m²	3140 Sq Ft
Mezzanine Office / Stores	111 m²	1205 Sq Ft
Total Floor Area	403 m²	4345 Sq Ft

Terms

A new full repairing and insuring lease for a term of five years. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

Rent

£35,000 per annum exclusive plus VAT.

Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £30,750
Rates Payable :   £15,400
UBR (2025/2026)   49.9p in the £

Small business rates relief maybe available to eligible businesses.

EPC

The property has a rating of 111 (E).

VAT

VAT will be chargeable on the terms quoted above.

Legal Fees

Each party to be responsible for their own legal fees.

STRICTLY BY APPOINTMENT WITH LETTING AGENT

TIM SHEPHERD
01403 333921 or 07921056072
tshepherd@colyercommercial.co.uk

Colyer Commercial
CONSULTANT SURVEYORS
01403 275275
www.colyercommercial.co.uk