



**UNIT 30, CHURCH LANE ESTATE, CHURCH LANE, PLUMMERS PLAIN, NR HORSHAM, RH13 6LU**

- **STORAGE UNIT TO LET ON A NEW LEASE**
- **ESTABLISHED INDUSTRIAL ESTATE**
- **641 SQ FT (59.55 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 unit has the following features:

- Concrete floors
- Self contained yard and parking area
- Use of communal WC's.
- New roof fitted recently.



## Accommodation

The units have the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
Ground Floor	59.55 m <sup>2</sup>	641 Sq Ft

## Terms

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

## Rent

£8,500 per annum

## VAT

VAT is 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.

## Business Rates – Small Business Rates Relief

The premises are assessed as follows:

Rateable value: £6,900  
UBR (2025/2026) 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.

## EPC

We understand that an EPC is not required as the unit does not have any water or heating facilities.

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.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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