

UNDER OFFER

**INDUSTRIAL/WAREHOUSE UNIT**  
**105.42 SQ M (1,135 SQ FT)**

Unit 7, Graylands Estate, Langhurstwood Road,  
Horsham, West Sussex, RH12 4QD



# INDUSTRIAL/WAREHOUSE UNIT

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Horsham, West Sussex, RH12 4QD



### Location

Graylands Estate is situated approximately 1.5 miles north of Horsham town centre, close to the A264, linking up with the A23 with Gatwick Airport being approximately 9 miles to the north-east.

### Description

The unit comprises a self-contained industrial/warehouse business unit which benefits from a loading door, WC, kitchenette, fluorescent lighting and on-site car parking. Graylands Estate also benefits from an on-site cafe.



The unit is to be redecorated, with carpeting on the ground floor reception/office area.

### Accommodation

The premises have the following approximate gross internal areas:-

Ground Floor Office/Reception	17.32 sq m	(187 sq ft)
Warehouse	88.10 sq m	(948 sq ft)
Total	105.42 sq m	(1,135 sq ft)



### Lease Terms

A new lease is available on terms to be agreed.

### Rent

£9,500 per annum exclusive.

### Service Charge

A service charge will be payable towards the upkeep of the common areas and is currently levied at £2,323.19 per annum plus VAT.

Insurance of the unit is currently levied at £369.93 per annum.

### Business Rates

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

Rateable Value: £5,100  
UBR (2017/2018) 46.6 p in £

100% small business rates relief available, subject to the status of the tenant. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

### VAT

VAT will be chargeable on the terms quoted above.



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## Legal Costs

Each party to be responsible for their own legal fees.

## EPC

A copy of the Energy Performance Certificate can be viewed below.

## Viewing

By appointment through joint sole agents:

### Will Tasney

T: 01403 756512

M: 07800 846972

Email: [wt@crickmay.co.uk](mailto:wt@crickmay.co.uk)

### Stiles Harold Williams - Laura Miles

T: 01293 441300

Email: [lmiles@shw.co.uk](mailto:lmiles@shw.co.uk)

# Unit 7, Graylands Estate, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

## Energy Performance Certificate

Non-Domestic Building



Unit 7  
Graylands  
Langhurstwood Road  
HORSHAM  
RH12 4QD

Certificate Reference Number:  
9310-3085-0208-0500-5621

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 472 This is how energy efficient the building is.

Less energy efficient

#### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 130  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 390.5

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
43 If newly built  
89 If typical of the existing stock