

BUSINESS UNITS TO LET FROM 7,510 SQ FT TO 16,915 SQ FT



****EXCELLENT ROAD CONNECTIONS TO THE A24, A23 & M23****

UNITS 23,24 & 25 LAWSON HUNT INDUSTRIAL PARK BROADBRIDGE HEATH HORSHAM WEST SUSSEX RH12 3JR

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is located in a well-established modern business park, fronting Guildford Road (A281), approximately 2 miles to the west of Horsham town centre and the A24. A location map is best viewed on-line through Google Maps by typing in the following postcode RH12 3JR

ACCOMMODATION (GROSS INTERNAL AREAS)

Units 23 & 24

Ground Floor Warehouse	8,896 sq ft
First Floor Offices	509 sq ft
Total Area	9,405 sq ft

Unit 25

Ground Floor Warehouse	6,701 sq ft
First Floor Offices	809 sq ft
Total Area	7,510 sq ft

SITE & UNIT FEATURES

- 24-hour manned site security
- Generous on-site parking
- 2x electric loading doors to Units 23/24
- 1x electric loading door to Unit 25
- Connected to 3 phase power

ANNUAL RENTS

Units 23/24	£75,240 + VAT per annum exclusive.
Unit 25	£64,000 + VAT per annum exclusive.

LEASE TERMS

The units are available to let separately or together upon a new full repairing and insuring lease (s) for a term of 10 years, subject to an upwards only rent review upon the 5th year anniversary. The lease (s) will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

ESTATE MANAGEMENT CHARGE

For the 24-hour manned security and the upkeep of the estate roads and general upkeep, there is an estate management charge payable, this is currently levied at approximately £1.85 per sq ft + VAT.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

Units 23 & 24	Rateable Value £93,500	Rates Payable £44,880 (Based upon 0.48p in the £)
Unit 25	Rateable Value £74,500	Rates Payable £35,760 (Based upon 0.48p in the £)

Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

Units 23 & 24	Band C (66)
Unit 25	Band C (71)

EPC certificates can be made available by email on request or downloaded on-line from GOV.UK website portal <https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS

Strictly by appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar – Head of Commercial Property

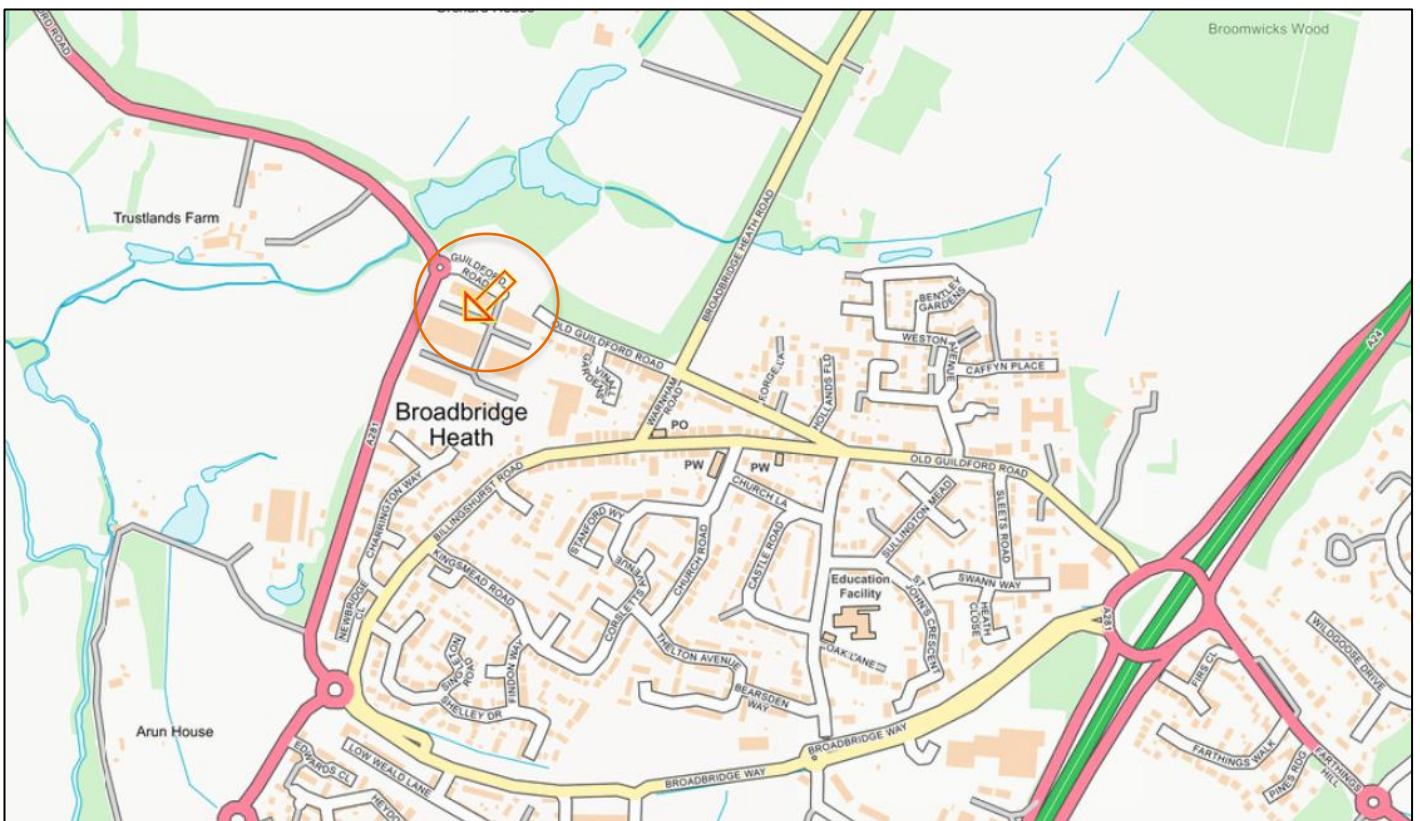
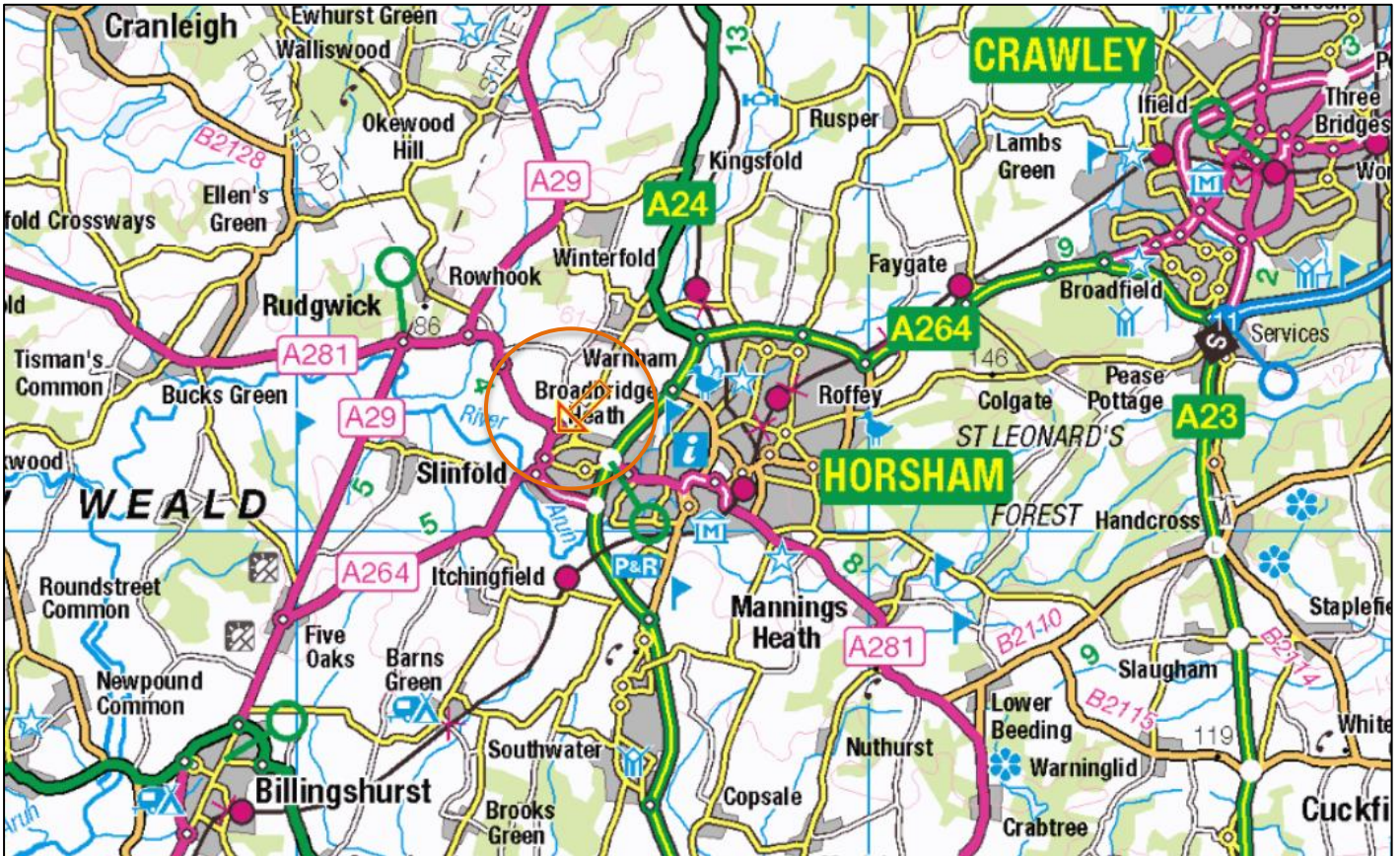
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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regards to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.