

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

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TO LET

INDUSTRIAL AND WAREHOUSE – 7,510 - 16,915 SQ FT (697.68 - 1,571.4 SQ M)

**Unit 23-25, Lawson Hunt Industrial Park, Guildford Road, Broadbridge Heath, Horsham,
West Sussex, RH12 3JR**

DESCRIPTION

The subject properties are 3 steel portal frame terraced industrial units available separately or combined. The units benefit from 3 phase power with electric surface level loading doors. Units include first floor ancillary office accommodation.

LOCATION

The premises are located on the A281 Horsham to Guildford Road approx 2 miles west of Horsham town centre and 1 mile from the A24 London to Worthing Road.

ACCOMMODATION

	SQ FT	SQ M
Unit 23/24 – Ground Floor Warehouse/Factory	8,896	826.44
Unit 23/24 – First Floor Offices	509	47.29
TOTAL	9,405	873.75
Unit 25 – Ground Floor Warehouse/Factory	6,701	622.52
Unit 25 – First Floor Offices	809	75.16
TOTAL	7,510	697.70
TOTAL	16,915	1,571.41

AMENITIES

- 24 hour Security
- Ample parking
- Electric surface level loading doors
- 3 phase power
- Warehouse lighting
- First floor offices

RENT

£8.00 Per sq ft

RATES

Rateable values for Unit 23/24: £80,500.
Rateable value for Unit 25: £64,000

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

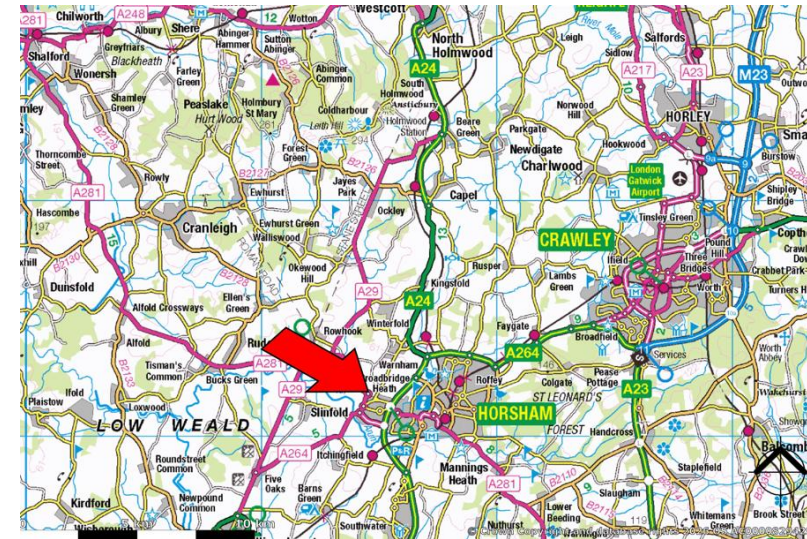
Each party is to be responsible for their own legal fees.

EPC

Unit 23/24



Unit 25



VIEWINGS – 01293 441300

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