



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

- **FACTORY/ WAREHOUSE UNIT**
- **4,345 SQ FT (403 m<sup>2</sup>)**
- **TO LET ON A NEW LEASE**



## 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 m <sup>2</sup>	3140 Sq Ft
Mezzanine Office / Stores	111 m <sup>2</sup>	1205 Sq Ft
Total Floor Area	403 m <sup>2</sup>	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.



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 LETTING AGENT**

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