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Bill1100

FACTORY/WAREHOUSE

4,345 SQ.FT. APPROX.

UNIT 1, GILMANS INDUSTRIAL ESTATE, NATTS LANE,

BILLINGSHURST, WEST SUSSEX, RH14 9EZ

TO LET ON NEW LEASE



Location: This end of terrace factory-warehouse fronts Natts Lane and is 400metres the south of Billingshurst network rail station. A29/A272 close by.

Description: The property was built in 1980 of brick construction with a corrugated asbestos roof.

Amenities:

- **Steel loading door**
- **3 phase power**
- **Gas heating**
- **Forecourt exclusive parking**



Floor Areas:	Ground Floor Factory	3,140 sq.ft.
	Mezzanine Office/Stores.	<u>1,205 sq.ft.</u>
	Total	4,345 sq.ft.

EPC: E-111 valid until December 2027.

Rent: **£35,000 (thirty five thousand pounds)** per annum exclusive + VAT if applicable.

Lease: 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.

Rateable Value: £30,750 (payable £15,400).

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: Through Ralph Bernascone 07717576337.

Subject to Contract