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**FOR SALE /
TO LET**

OFFICE – 626 SQ FT (58.16 SQ M)

26, Graylands Estate, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

Rent | £11,000 PAX Price | £150,000 Offers in the region of Class E Business Unit TO LET / LONG LEASEHOLD SALE

06 January 2025

DESCRIPTION

Unit 26 comprises a self-contained space with a kitchenette and WC accommodation. Located to the front of the estate, Unit 26 is a semi-detached with open plan accommodation. It is set within the Graylands Estate which is a restored collection of offices and workshops. There is a café on site and generous parking provisions.

LOCATION

The Graylands Estate is situated some 1.5 miles north of Horsham town centre, approached off Langhurstwood Road. The property is in an enviable position slightly elevated and overlooking Horsham with Gatwick Airport some 9 miles to the north east. Regular rail services run from Horsham to Victoria and London Bridge. In addition, Warnham Station providing services to Horsham, London and Dorking is less than 1 mile to the south. Graylands comprises a multi tenanted facility, approaching some 80,000 sq ft.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 26	626	58.16
TOTAL	626	58.16

AMENITIES / OPPORTUNITY

- Rural location with amenities on site
- Electric heating
- Perimeter trunking
- Dedicated parking area
- Kitchenette and WC

RENT

£11,000 PAX

PRICE

£150,000 Offers in the region of

RATES

Rateable Value of £7,700.

The unit benefits from Small Business Rates Relief.

VAT

VAT is applicable.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



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