

The logo for SHW (Shaw Property Services) is an orange trapezoidal shape with the letters 'SHW' in white, bold, sans-serif font.

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



FOR SALE

INDUSTRIAL AND WAREHOUSE – 7,173 SQ FT (666.37 SQ M)

Unit 2, Graylands Estate, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

DESCRIPTION

2 Graylands comprises a single storey warehouse/industrial unit providing warehouse space together with office accommodation and a generous parking area. There is access to the unit from both the front and side of the unit and is currently fitted with a suspended ceiling and air conditioning. The unit has planning for a two storey office of 951 sq ft to the side of the unit. We understand this planning is live.

LOCATION

The Graylands Estate is situated approximately 1.5 miles north of Horsham Town Centre, off Langhurstwood Road. The estate overlooks Horsham with Gatwick Airport approximately 9 miles to the north east. Regular rail services run from Horsham to Victoria and London Bridge. The estate comprises a multi-tenanted facility, approaching approximately 80,000 sq ft.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor - Office & Industrial	7,173	666.37
Existing front store	73	6.78
Existing side store	124	11.52
2 storey office with planning (not built)	951	88.35
TOTAL	8,321	773.02

AMENITIES / OPPORTUNITY

- 3-phase power
- Kitchen accommodation & WCs
- Large parking and loading area
- 2 roller shutter doors
- LED lighting
- Suspended ceiling & air conditioning

PRICE

£1,100,000 For the Long Leasehold (995 years remaining).

The is an index linked ground rent of £500pa.

RATES

The current April 2023 Rateable Value of the property is £38,250.

VAT

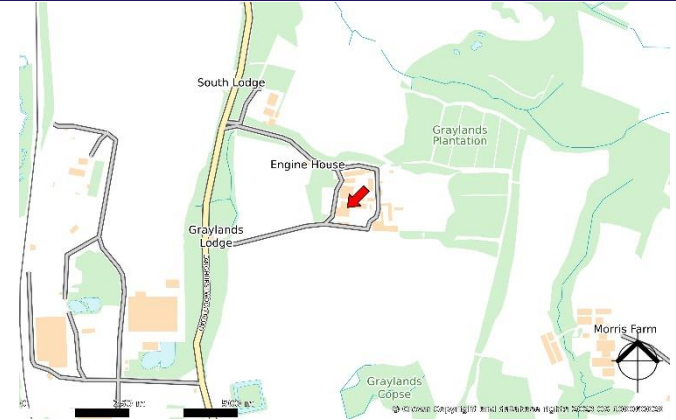
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

51-75 **C** **62 C**



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