

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

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

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

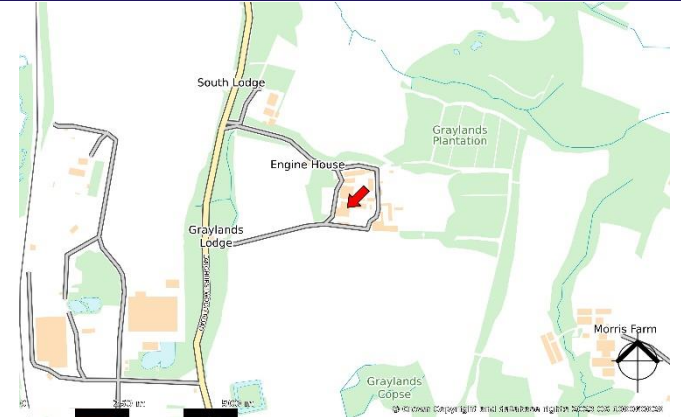
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

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



VIEWINGS – 01293 441300

Charlie Patey-Johns

t: 01293 441 329

e: cpatey-johns@shw.co.uk

Laura Thomson

t: 01293 441 339

e: lthomson@shw.co.uk



@SHWProperty

SHW Property

SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestation systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS – 01293 441300

Charlie Patey-Johns

t: 01293 441 329

e: cpatey-johns@shw.co.uk

Laura Thomson

t: 01293 441 339

e: lthomson@shw.co.uk



@SHWProperty

SHW Property

SHW Property