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FOR SALE

CLASS E BUSINESS UNIT – 626 SQ FT (58.16 SQ M)

Unit 25, Graylands Estate, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

DESCRIPTION

Unit 25 comprises a self-contained space with a kitchenette and WC accommodation. Located to the front of the estate, 25 is semi-detached with open plan accommodation and parking outside the unit. The unit 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
Ground Floor	626	58.16
TOTAL	626	58.16

AMENITIES / OPPORTUNITY

- Open plan with kitchenette and WC
- Parking onsite and visitor parking on the estate
- Wood laminate flooring
- Electric heating
- New long leasehold for sale

PRICE

£150,000 For a new Long Leasehold interest.

SERVICE CHARGE

There is a service charge payable for the upkeep of the estate.

RATES

The current Rateable Value of the property is £7,700. The Unit benefits from Small Business Rates Relief.

VAT

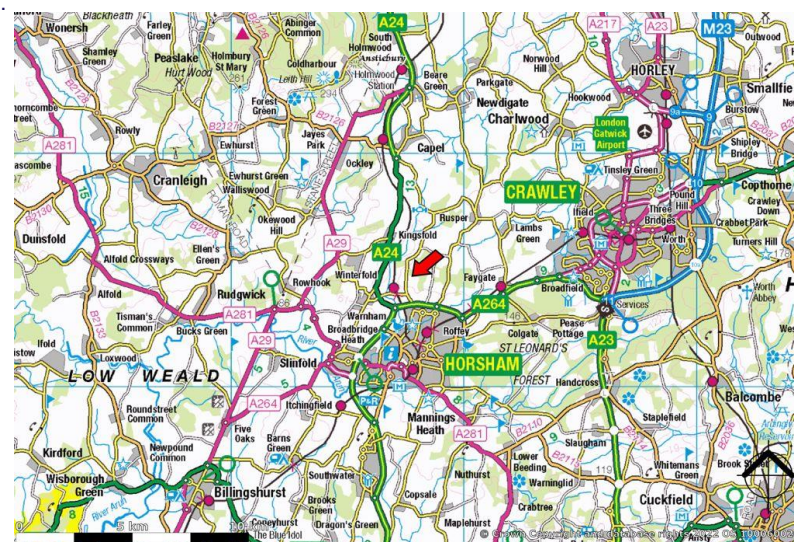
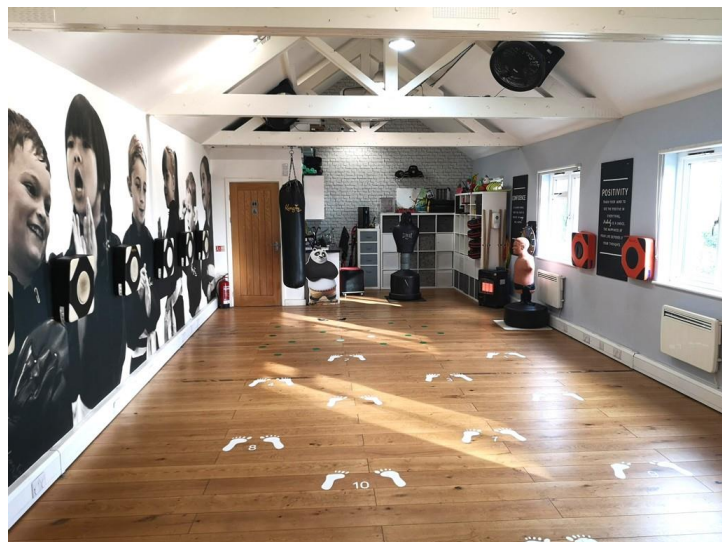
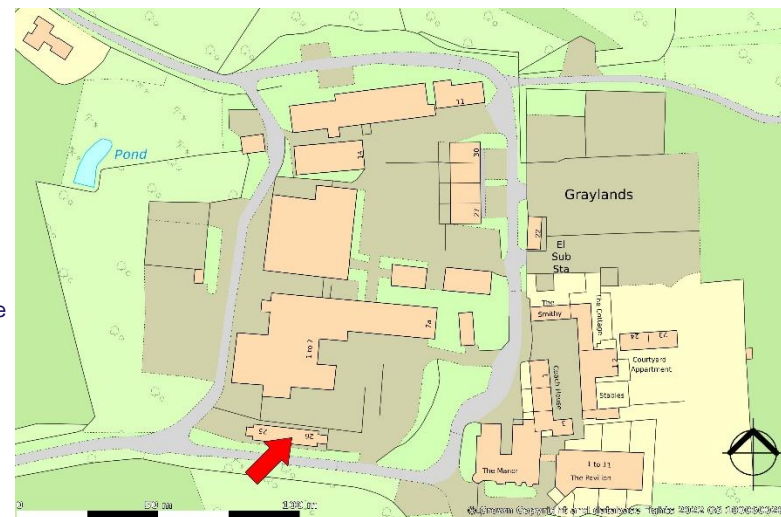
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



VIEWINGS – 01293 441300

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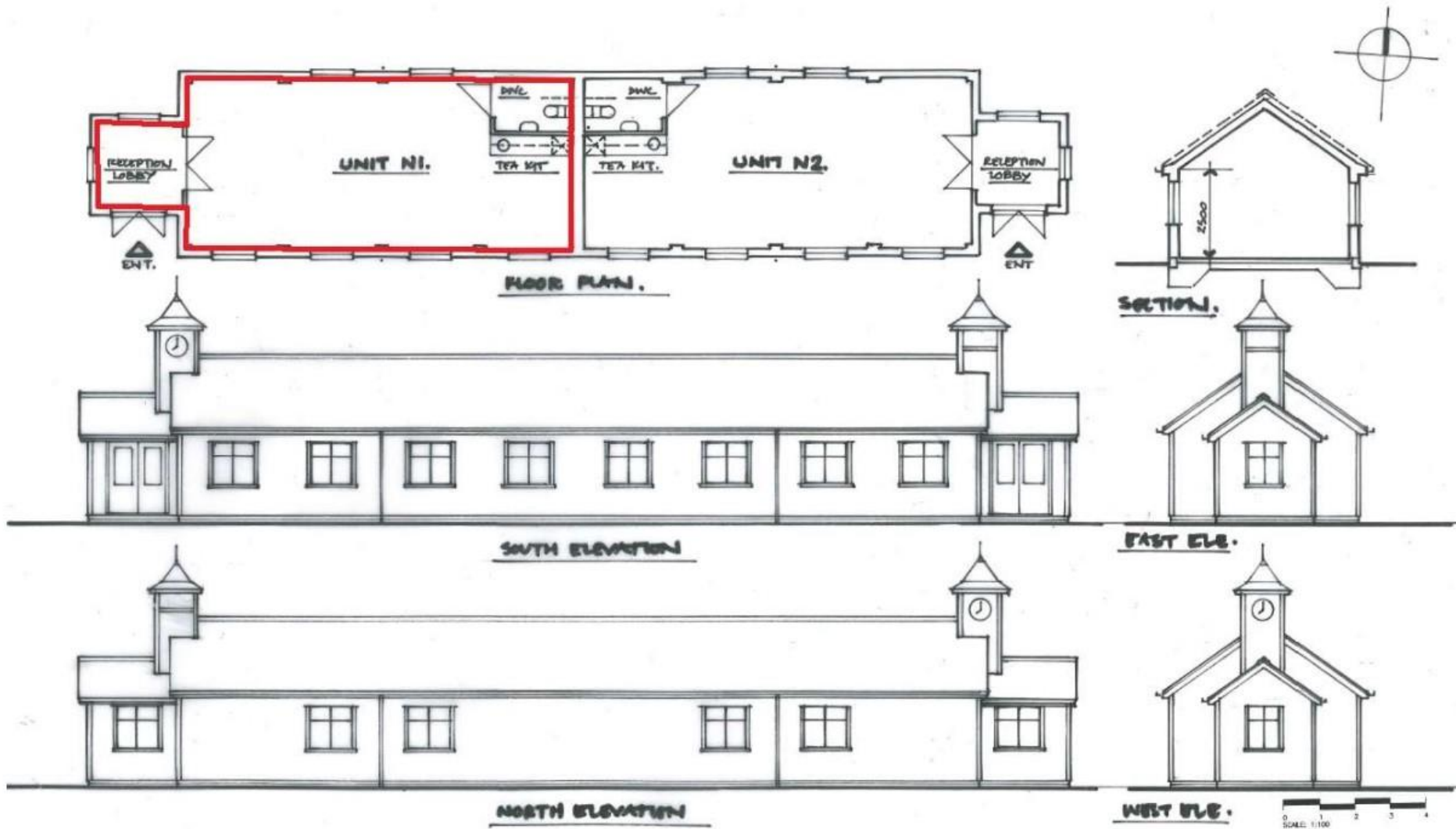
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