



YARD, PARSONAGE WAY, HORSHAM, RH12 4ZF

OPPORTUNITY TO LET SUBSTANTIAL OPEN STORAGE YARD

69,138 SQ FT (6,423.13 SQ M)

Potential to Split



Summary

1.59 acres - Surfaced Open Storage Yard To Let

Located on established industrial estate close to Horsham town centre

Available Size	69,138 sq ft
Rent	£195,000 per annum
EPC Rating	Upon enquiry

- Gated entrance with perimeter fencing
- Located in established industrial estate close to Horsham town centre
- Mains drains
- 3-phase electric
- Hours of use 7am – 7pm (7 days a week)
- Lawful Use for B8 storage and distribution
- Recently re-surfaced
- On site office/welfare unit to remain



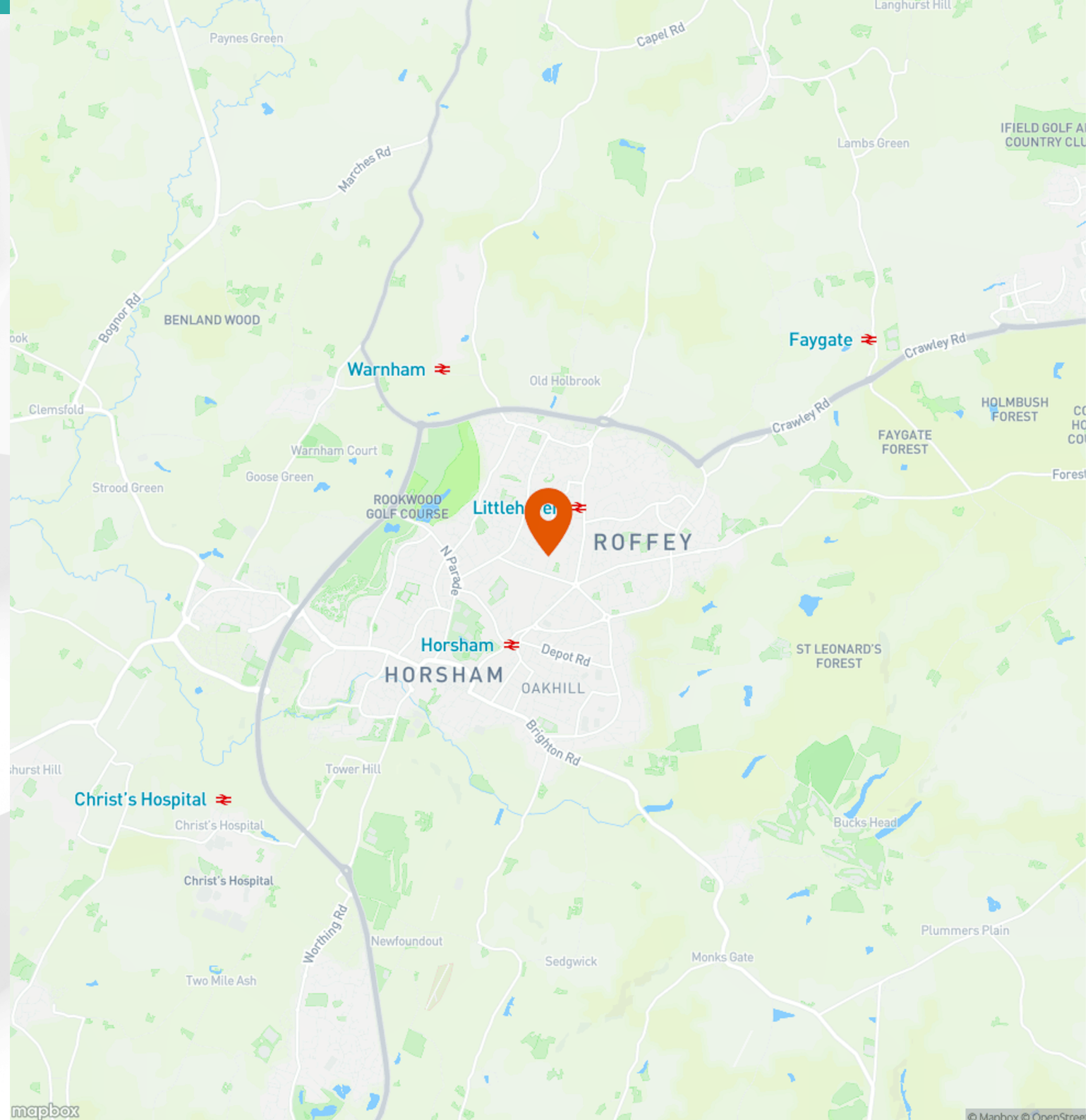
Location



**Yard Parsonage Way,
Horsham, RH12 4ZF**

The site is located on Parsonage Way which is established industrial location in Horsham, 1 mile north of the town centre. The site benefits from ease of access to the A24 providing access south towards Worthing and along the coast, and also north heading to Dorking and Crawley. Other occupiers in the area include Express Car Parts, Metalex Products, Condell Ltd and Les Searle Group.

The A24 (1 mile to the west) and the A23/M23 (6 miles to the east) provide road links to the north and south.





Further Details

Description

The premises comprise a gated and hard surfaced site which may suit a variety of yard or open storage uses (subject to any necessary consents).

There is a shared access entrance direct from Parsonage Way and comes with the benefit of an onsite office/welfare unit. There are two areas of surfaced open storage land totaling an area of approximately 69,138 sq ft (1.59 acres).

Available to let as a whole, although consideration would be given to splitting.

Terms

The TOTAL site is To Let for a term to be agreed at a rental of £195,000 per annum, exclusive, subject to rent reviews at appropriate intervals.

The rental is exclusive of VAT, business rates and any other outgoings.

The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Consideration may be given to letting the premises in two parts, subject to terms being agreed. Further details upon request.

Anti-Money Laundering Requirement

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from

the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Business Rates

Business Rates details can be provided to interested parties upon request.

Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

We are informed that there are on site water and mains drains, and 3-phase electricity supplies. Interested parties are advised to carryout their own survey investigations prior to occupation.

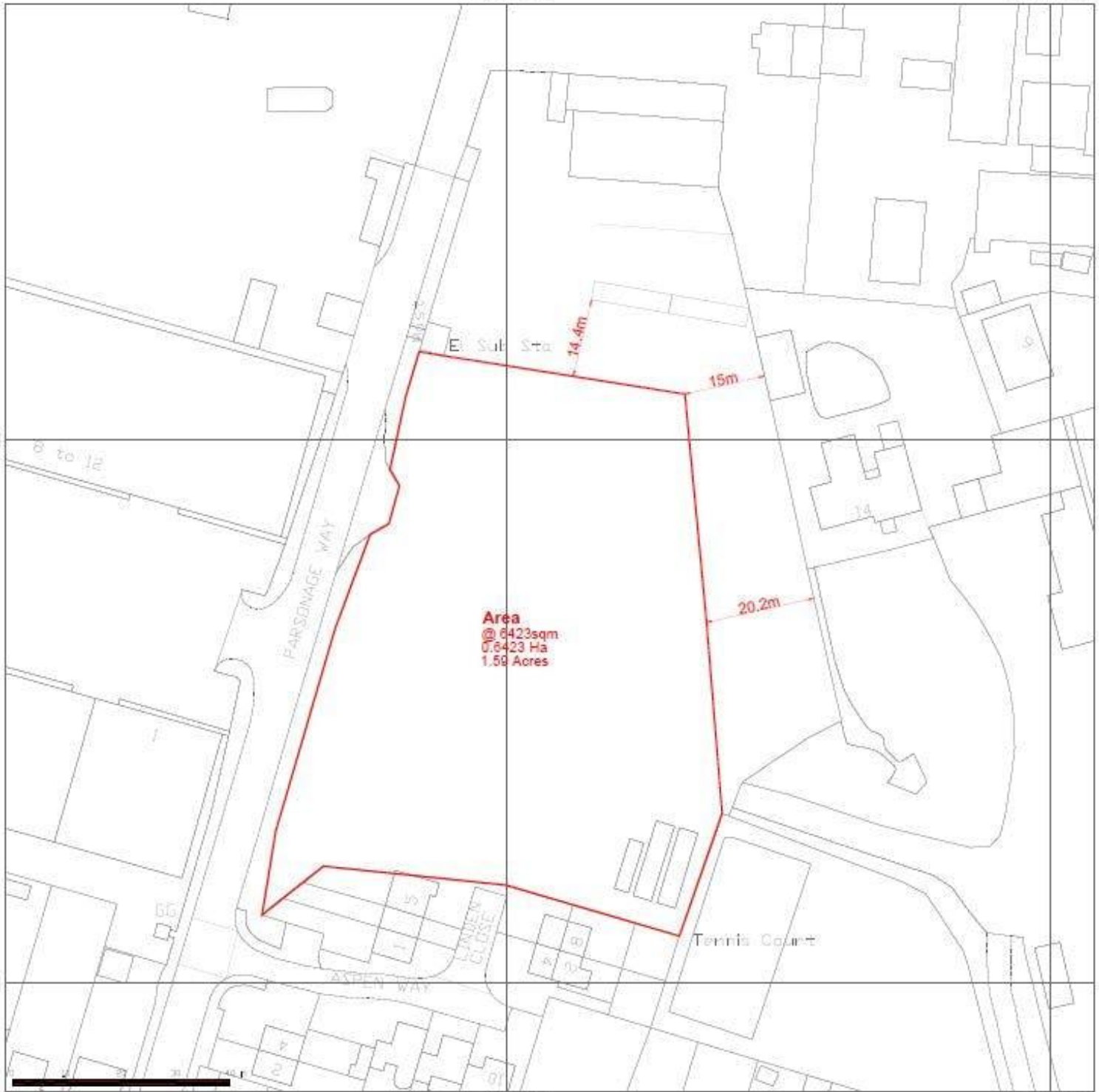
Legal Costs

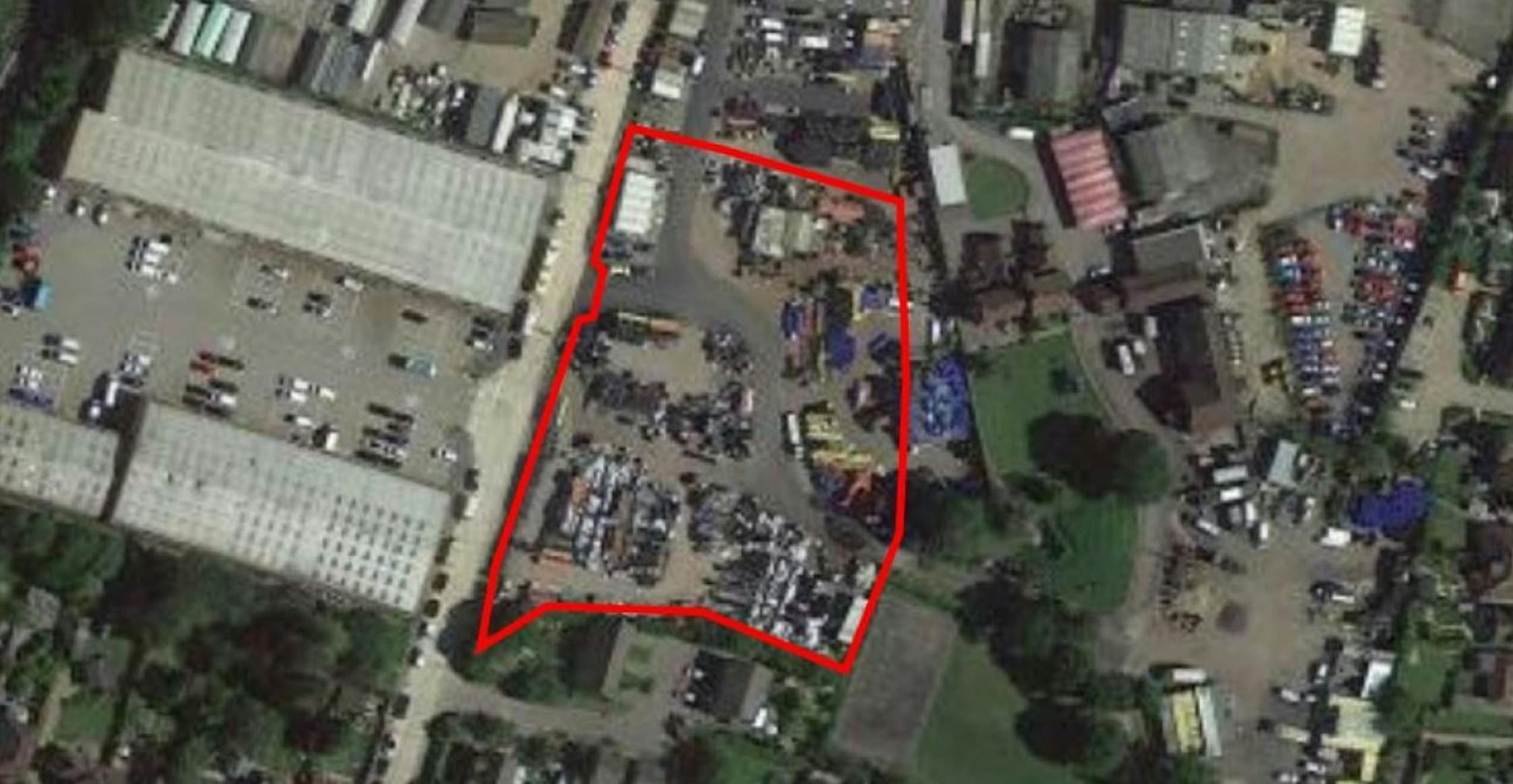
Each party is to be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via sole agents Vail Williams LLP 01293 612600







Enquiries & Viewings



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