

6,716 SQ FT (623.9 SQ M)

**INDUSTRIAL UNIT WITH A SECURE YARD &
INTEGRAL OFFICES TO LET**

SITE AREA – 18,796 SQ FT (0.43 ACRES)

WITHIN AN ESTABLISHED BUSINESS PARK, CLOSE TO TOWN CENTRE



FULLY REFURBISHED IN 2016
UNIT B FOUNDRY CLOSE, HORSHAM
WEST SUSSEX RH13 5QD

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Foundry Close is located off Foundry Lane, approximately 1 mile north-east of Horsham town centre and ½ mile from Horsham Station. There are excellent road links to the A24 and motorway network via the A264 Horsham bypass.

Road Connections	Distances
A24	2 miles west
M23 (Junction 11) via A264	7 miles east
Gatwick via M23	14.5 miles northeast
A27	20 miles south

ACCOMMODATION (Gross Internal Areas)

Ground Floor

Warehouse/Trade Counter 5,803 sq ft (539 sq m)

First Floor

Offices 913 sq ft (84.8 sq m)

Total 6,716 sq ft (623.8 sq m)

The property was fully refurbished in 2016. The works included new roofing areas, new double-glazed windows, new wiring and lighting and a new roller shutter loading door.

PROPERTY SPECIFICATION

- Connected to mains gas
- Connected to 3 phase power
- Oil fired central heating
- Air-conditioning
- Integral office accommodation
- Enclosed yard
- 5x car battery charging points
- 24/7 permitted trading hours of use



TERMS

The property is available by assignment of an existing 15-year FRI lease, held from the 1st of February 2017. The lease is subject to 5th yearly upwards rent reviews. The lease is contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£65,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2021/2022 FINANCIAL YEAR)

The current Rateable Value advertised by www.gov.uk is £48,500. The Uniform Business Rate for the 2021/22 is 49.9p in the £, making the Rates Payable £24,201.50. We advise interested parties to contact Horsham District Council Rates Department on 01403 215555 to verify the above.

VIEWING ARRANGEMENTS

By appointment with Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls within Band E (116). A certificate can be made available by email on request or downloaded on-line from Gov.UK website portal.

LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.