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Unit 10 Faygate Business Centre, Faygate Lane, Faygate,  
West Sussex RH12 4DN - Rarely Available Freehold for Sale  
WAREHOUSE/INDUSTRIAL UNIT 2,760 SQ FT (256 SQM) INCLUDING 1,325 SQ FT (123 SQM) MEZZANINE

# LOCATION



Faygate Business Centre is situated in an extremely accessible location just off the A264, equidistant between the commercial centres of Crawley and Horsham (3 miles).

There is swift dual carriage way access to Junction 10 of the M23 (also just 3 miles), providing excellent north / south connectivity.

The unit is right opposite Faygate Railway Station which provides links to both Horsham and Crawley both in just 7 minutes.

For exact location use What 3 Words synthetic.wand.surround - <https://w3w.co/synthetic.wand.surround>

## Description

Faygate Business Centre comprises a self-contained development of 14 units arranged in 2 terraces, accessed off Station Approach.

Unit 10 is a prominent end of terrace unit on the market in a good clean condition comprising a warehouse/industrial unit with small front office, WC, kitchenette and first floor mezzanine.

The unit has been used successfully as a self-storage facility for a number of years and benefits from roof lights, strip lighting, up and over loading door, 3 parking spaces and loading bay.

The minimum eaves height under the mezzanine is 2.55m.

## Key Features

- Rarely available opportunity
- Freehold with vacant possession
- 3 parking spaces
- Access 24 hours, 365 days
- 3 phase supply
- Excellent links to M23/M25
- Quiet Industrial Estate
- Refurbished
- Artic transport access

## Accommodation

Ground floor: 1,435 sq ft (133.3 sq m)

Mezzanine: 1,325 sq ft (123 sq m)

Total Gross Internal area: 2,760 sq ft (256.3 sq m)

## Tenure

The property is to be sold freehold with vacant possession.

## Price

Offers are invited in excess of **£395,000**.

## Estate Charge

There is an annual estate charge (currently £650), for the general road and landscaping upkeep together with the sewer maintenance.

## Services

Graves Jenkins 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.

## EPC

Rating D - 84

## Business Rates

The unit currently has a joint Rateable Value with the adjoining Unit 9. The rates will need to be re-assessed.



## VAT

VAT will not be payable.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Anti Money Laundering

In accordance with Anti-Money Laundering requirements, we will require two forms of identification from the purchaser (and any beneficial owner) plus evidence/proof identifying the source of funding being relied upon to complete the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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