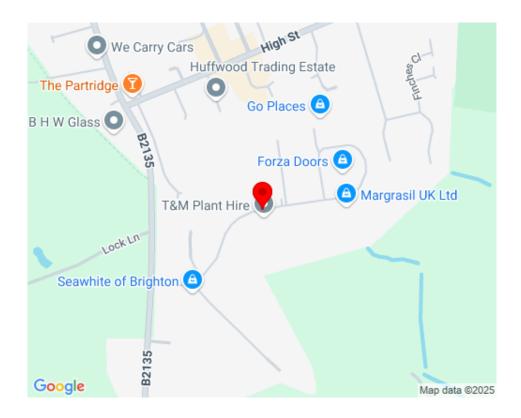


# gravesjenkins.com



## LOCATION



The building is situated on the popular Star Road Industrial Estate, 3 miles from the A24 and 8 miles from Horsham.

## Description

Comprises end of terraced warehouse on a steel portal frame.

### Key Features

- Steel Loading Door
- Lighting
- Male/Female Toilet
- 6 Car Spaces

### Accommodation

The approximate net internal floor area is 3,900 sq ft (363.32 sq m)

### Lease

A new sub-lease is available from April 2022 for a term of 5 years on a full repairing and insuring basis outside the provisions of the Landlord & Tenant Act 1954. The sub-lease is available by assignment at nil premium.

### Rent

£29,250 per annum exclusive

#### 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.

### **Business Rates**

Rates Payable: £13,500 (2025/26)

### VAT

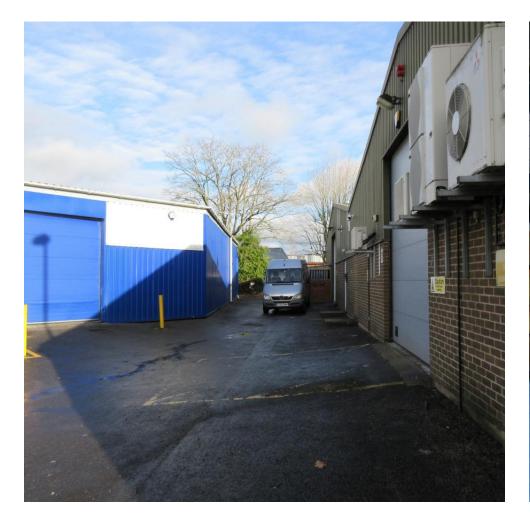
TBC

## Legal Fees

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

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









Alex Roberts

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#### CRAWLEY OFFICE

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