



**UNIT 7, CHURCH LANE ESTATE, PLUMMERS PLAIN, NR HORSHAM, RH13 6LU**

- **WORKSHOP UNIT TO LET.**
- **AVAILABLE ON FLEXIBLE TERMS**
- **1107 SQ FT (102.85 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The Church Lane Estate is located on Church Lane and adjoins the B2115 Handcross Road. The Estate is located approximately 3 miles south east of Horsham and 2.5 miles from Handcross and the M23.

## Description

The estate was formerly a mushroom farm that was converted to a multi let commercial business estate. The estate is an established office and business location with commercial units offering, offices, workshops, storage units and open storage facilities.

Existing uses include a micro brewery, logistics companies, carpenters and upholsterers to name a few.

The estate has the following amenities and benefits:

- No service charge
- Free parking facilities
- No VAT
- Flexible short term leases
- Kitchenette & WC
- Two office rooms
- Mostly standard office ceiling height
- Personnel door only (potential to install a larger loading door).

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Accommodation

The unit has the following gross internal floor area:

	Sq m	Sq ft
Workshop Unit	102.85	1,107

## Rent & terms

Quoting rent of £12,250 per annum exclusive.

The units are available to let on flexible terms with the tenants having internal repairing and insuring leases only. The lease is to be contracted outside of the Landlord & Tenant Act 1954. There is no service charge.

## Business Rates - Small business rates relief available

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £9,000  
UBR (2024/2025) 49.9 p in £

Small Business Rates Relief will apply for qualifying businesses. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

## VAT

VAT will not be chargeable on the rent.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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