



UNITS 24-25, CHURCH LANE ESTATE, CHURCH LANE, PLUMMERS PLAIN, NR HORSHAM, RH13 6LU

- **MODERN INDUSTRIAL UNIT TO LET ON A NEW LEASE**
- **MAY SPLIT -1,000 SQ FT (92.90 m²) - 2,000 SQ FT (186 m²)**
- **DEVELOPMENT COMPLETED IN 2022**

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

This modern unit was constructed in 2022 and has the following features:

- Electrically operated shutter loading doors 3 m (H) and 3 m (W).
- Part brick and Portal Framed buildings with steel cladding system
- Steel Personnel Doors
- Modern Suspended ceilings with LED Lighting
- Extraction Systems
- Three phase power
- WC and tea station.
- We understand the fit out complies with UK food preparation standards.

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 approximate gross internal floor areas:

Unit	Sq m	Sq ft
Unit 24	92.90 m ²	1,000 Sq Ft
Unit 25	92.90 m ²	1,000 Sq Ft
Combined Floor Area	186 m ²	2,000 Sq Ft

The unit is currently a double unit without a dividing wall but it could be divided into 2 x 1,000 SQ FT units.

Terms

The units are available to let on fully repairing and insuring terms. The leases are to be contracted outside of the Landlord & Tenant Act 1954.

Rent

£28,000 per annum (£14 per square foot).

VAT

VAT is NOT chargeable on the rent.

Use

Our client has a preference for a B8 (storage) use or a quiet workshop use. No motor trade or motor workshop uses allowed.

EPC

The premises has an EPC rating of B (45). Certificate available upon request.

Business Rates – Small Business Rates Relief Applicable

The premises are assessed as follows

Rateable value: £11,500
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.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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