



WATTLEHURST DRIVE YARD, DORKING ROAD, KINGSFOLD, HORSHAM, WEST SUSSEX, RH12 3SD

- **SECURE FENCED AND GATED CONCRETE YARD TO LET**
- **0.184 HECTARES (0.45 ACRES)**
- **PLOTS FROM 6,867 SQ FT - 19,861 SQ FT**
- **EXCELLENT ROAD COMMUNICATIONS TO A24**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The storage yard is located in the hamlet of Kingsfold between Horsham (4 miles to the south) and Dorking (8 miles to the north) but with direct access onto the A24, Worthing to London road. The site is located within six miles of Crawley and Gatwick Airport.

For exact location use the What 3 Words link below:
<https://what3words.com/jumps.recoup.contemplate>

Description

This secure fenced yard in Kingsfold, forms part of the DW Nye Builders Yard Site.

The site has the following amenities.

- Gated entrance with perimeter palisade fencing
- Tarmac access road and yard area
- Close proximity to the A24.
- Excellent access for heavy vehicles
- Access between the hours of 7 am until 6 pm.

Site Areas

The site will have the following approximate area once the fencing has been installed:

	Sq m	Sq ft
Yard Space	1,845 m²	19,861 Sq Ft
Plot A	1,131 m²	12,173 Sq Ft
Plot B	638 m²	6,867 Sq Ft

Lease Terms

A new lease is available on flexible terms to be agreed. The lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

Rent

£3.00 per sq ft.

Plot A : £36,520 per annum.
Plot B : £20,600 per annum.

Business Rates

To be re-assessed once the site has been completed. Interested parties are advised to make their own enquiries of the local rating authority to verify this information.

Services

We informed that there are on site water and mains drains, and an electricity supply. Interested parties are advised to carryout their own survey investigations prior to occupation.

Planning

The site has historically operated under a Sui Generis – Builders Merchants Use. Planning permission for alternative uses may be required.

Service Charge

There maybe a contribution to the upkeep of the communal access road. Details on application.



VAT

VAT is chargeable on the terms quoted.

Legal Costs

Each part is to be responsible for their own legal fees.

EPC

Not applicable.

AML Regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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.

STRICTLY BY APPOINTMENT WITH SOLE AGENTS

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