



**UNIT 8 SOUTHDOWN VIEW, GERSTON BUSINESS PARK, STORRINGTON
WEST SUSSEX, RH20 4HE**

- **STORAGE/WORKSHOP UNIT TO LET - FORMERLY USED AS A GYM**
- **1,325 SQ FT (123 m²)**
- **ATTRACTIVE RURAL LOCATION**

Colyer Commercial

CONSULTANT SURVEYORS

Location

Gerston Business Park is located approximately half a mile south of Storrington town centre off Greyfriars Lane. The A283/A24 junction is located 2.5 miles north east of the property providing easy access to Horsham, Crawley, Gatwick and the motorway network beyond in addition to the south coast.

<https://what3words.com/betraying.stubbed.investor>

Description

The premises comprise a mid terrace light industrial storage unit with pleasant southern views across the South Downs, along with ample car parking. The unit benefits from the following:

- Concrete floor
- Double door with ramped entrance.
- 3 phase electricity supply
- Kitchen and WC facilities
- Modern composite insulated roof.

Floor Areas

We understand the premises have the approximate gross internal floor areas:

Unit	Sq m	Sq ft
Unit 8	123 m ²	1,325 sq ft

Terms:

The unit is available to rent on a fully repairing and insuring lease on a term to be agreed. £13,250 per annum exclusive of business rates

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 LETTING AGENTS

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

Business Rates – 100% small business rates relief to eligible businesses

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

Rateable value: £9,700
UBR (2024/2025) 49.9 p in the £

100% business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable and to confirm eligibility.

VAT

VAT will not be chargeable on the terms quoted above.

Legal Fees

Each party to be responsible for their own legal fees.

EPC Rating

The EPC has been ordered and will be available to view shortly.

