

The SHW logo is an orange parallelogram with the letters 'SHW' in white, bold, sans-serif font.

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 4,345 SQ FT (403.65 SQ M)**

**Unit 1, Gillmans Industrial Estate, Natts Lane, Billingshurst, RH14 9EZ**

DESCRIPTION

The property was built in 1980 of brick construction with a corrugated asbestos roof.

LOCATION

This end of terrace factory-warehouse fronts Natts Lane and is 400metres the south of Billingshurst network rail station.    A29/A272 close by.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Factory	3,140	291.71
Mezzanine Office/Stores	1,205	111.94
TOTAL	4,345	403.65

RENT

£35,000 PAX

AMENITIES / OPPORTUNITY

- Steel loading door
- 3-phase electricity
- Gas heating
- Forecourt exclusive parking

TENURE

A new full repairing and insuring lease for a term of 5 years. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

RATES

The Rateable Value of the property is £30,750 (payable £15,400).

VAT

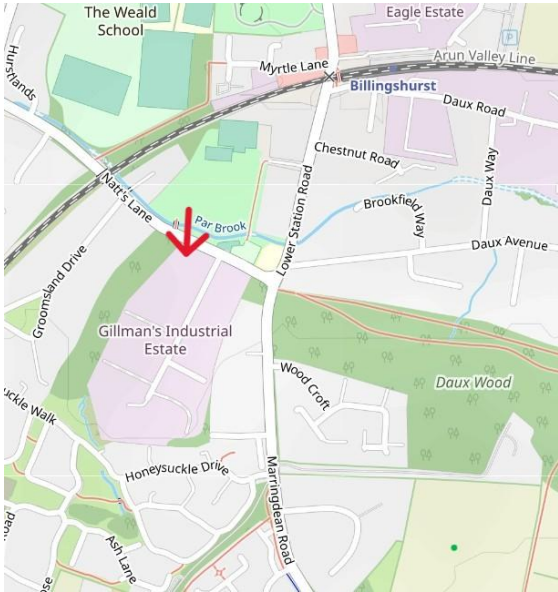
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E.



VIEWINGS –

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