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FOR SALE

INDUSTRIAL AND WAREHOUSE – 2,467 SQ FT (229.18 SQ M)
Unit 7, Huffwood Trading Estate, Billingshurst, West Sussex, RH14 9UR

DESCRIPTION

The premises comprises of an end of terrace industrial unit with demised yard space and parking. The unit benefits from two main warehouse areas with a roller shutter door and loading area to the front. There is a small office and W/C are within the rear warehouse space. The unit is for sale on a long leasehold of 10,000 years.

LOCATION

The property is located in Billingshurst, which is located on the A272, allowing a direct route west to Petersfield and east to Haywards Heath. The A24 is 6 miles to the east, which allows access north to London. The unit is a 3 minute walk from Billingshurst station which has regular services to London Victoria.

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|--------------|--------------|---------------|
| Warehouse | 2,313 | 214.88 |
| Office | 154 | 14.31 |
| TOTAL | 2,467 | 229.19 |

AMENITIES / OPPORTUNITY

- Roller shutter door
- Office space
- 2 x workshop/warehouse areas
- WC facilities
- LED lighting
- Clear internal height of 4.8m rising to 6.8m
- Demised parking

PRICE

Offers in excess of £350,000 for the long leasehold interest with vacant possession.

RATES

The Rateable Value of the property is £17,500 (2023).

VAT

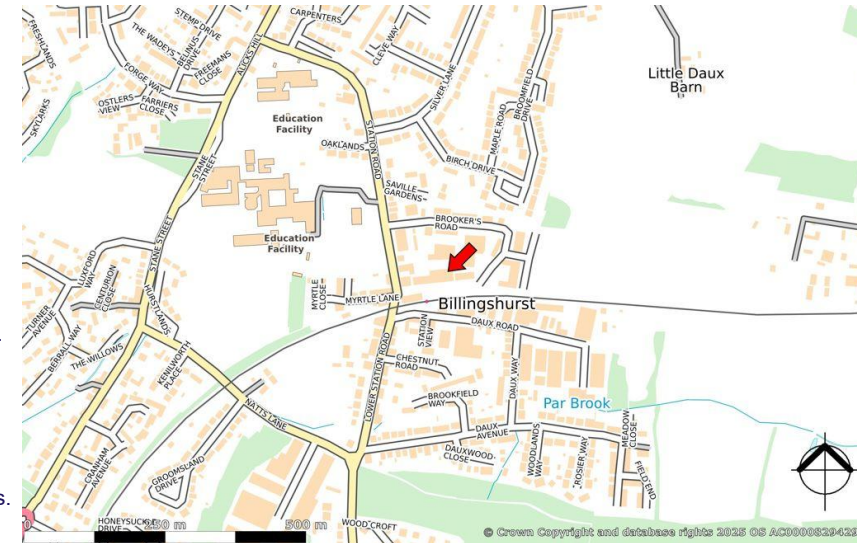
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



VIEWINGS –

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