

FOR SALE

**TWO STOREY BUSINESS UNIT -
FREEHOLD FOR SALE
WITH THE BENEFIT OF VACANT POSSESSION
104.10 SQ M (1,121 SQ FT)**

5 Genesis Business Centre, Redkiln Way, Horsham, West
Sussex, RH13 5QH



Location

The property is situated within Genesis Business Centre to the north of Horsham town centre, approximately half a mile from Horsham railway station, providing a direct service to London.

Horsham, being located on the A24, provides easy access to the south-east motorway network and Crawley/Gatwick Airport via the A264.

Description

This is a modern two-storey building, originally built as warehouse on the ground with offices at first floor. The building has been converted entirely to offices but can easily be reinstated to its original use of workshop / warehouse at ground floor with offices at first. The original roller shutter door is in place and can easily be adapted to suit a variety of flexible uses.

Amenities

- Suspended ceilings
- Carpeting
- Gas fired central heating
- Air conditioning at first floor
- Male and female WC's
- Kitchenette
- 4 car parking spaces

Accommodation

The premises have the following approximate net internal floor areas:

Accommodation	Size (sq m)	Size (sq ft)
Ground Floor	51.9	559
First Floor	52.2	562
Total	104.1	1,121

Tenure

The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

N.B. In accordance with the Estate Agency Act 1979, it is hereby disclosed that one or more of the Directors of Crickmay Ltd have an interest in the property.

Price

Offers in excess of £300,000

Energy Performance Rating

This property has been graded as D (78)

Business Rates

Rates Payable: £7,856 per annum
(based upon Rateable Value: £16,000 and UBR: 49.1p)

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Viewing & Further Information



Contacts & Enquiries

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