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PROPERTY PEOPLE

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Unit 1 Gilmans Industrial Estate, Natts Lane, Billingshurst,
West Sussex RH14 9EZ

TO LET: FACTORY/WAREHOUSE - 4,345 SQ FT (403.66 SQ M)

LOCATION



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

Description

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

Accommodation

Ground Floor Factory: 3,140 sq ft (291.71 sq m)

Mezzanine Office/Stores: 1,205 sq ft (111.95 sq m)

Total: 4,345 sq ft (403.66 sq m)

Amenities

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

Lease

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

Rent

£35,000 per annum exclusive

Services

Graves Jenkins has not checked and does not accept responsibility

for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating E - 111

Business Rates

Rateable Value: £30,750

Rates Payable: £15,400 (2025/26)

Interested parties are advised to contact Horsham District Council
Tel: 01403 215100 or www.horsham.gov.uk to verify this information.

VAT

VAT may be payable on the terms quoted.

AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Legal Fees

Each party to bear their own legal costs involved in the transaction.



Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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