

Ref 7250

Viewing strictly by appointment
with the sole agents as above1 Holmbush Potteries
Crawley Road
Faygate
Horsham
West Sussex
RH12 4SE

TO LET
RETAIL SHOWROOM AND OFFICES
WITH SECURE YARD / PARKING TO REAR
PLANNING FOR D2 (FITNESS STUDIO)
AND D1 (PHYSIOTHERAPY/MASSAGE USE)
GRANTED
COULD BE SUITABLE FOR ALTERNATIVE USES STP
247 sq m (2,663 sq ft) GIA



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

www.ftdjohms.co.uk6 Magellan Terrace Gatwick Road Crawley West Sussex RH10 9PJ
Tel: 01293 552721 Fax: 01293 552800 Email: info@ftdjohms.co.uk
Registered Office as above. Regd No: 2568649

LOCATION

Sunblind House situated on south side of the A264 Crawley Road, immediately adjacent to the Holmbush Potteries. The A264 is the primary traffic route between Crawley and Horsham. The A264 provides fast access to Junction 11 of the M23 which is approx. 3 miles. Gatwick Airport is 7 miles.

The property is directly opposite the new Kilnwood Vale residential development of circa 2,500 new homes by Crest Nicholson.

DESCRIPTION

Sunblind House is a semi-detached, three storey building comprised of a retail showroom, first and second floor offices, rear secure storage yard/parking area and front forecourt.

The ground floor section of the property has been fitted out as a retail showroom and ancillary space. The first floor, which is accessed via two staircases, provides a mixture of open plan and cellular office space with a kitchen. At second floor level there are two office areas together with a shower.

AMENITIES

- Freshly decorated.
- Enclosed rear yard with electrically operated gate.
- parking for six cars.
- Ground floor retail showroom.
- First and second floor cellular and open plan office space.
- Enclosed area suitable for open storage or further large parking area
- Central heating throughout via an oil fired boiler.
- Double glazed windows.
- Kitchen.
- WC facilities on ground floor and first floor.
- Shower room at second floor.

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£30,000 per annum exclusive plus VAT.

RATES

Rateable Value £22,500. Current rates payable £11,093 (01.04.18 – 31.03.19).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING/FURTHER INFORMATION

Please contact:

Michael Deacon-Jackson
01293 590991
mdj@ftdjohns.co.uk

Tim Shepherd
01403 333 921
tshepherd@colyercommercial.co.uk

Gerry Treacy
01293 854930
GTreacy@maltaward.co.uk



Compiled April 2018

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions.

Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.