

STORAGE / LIGHT INDUSTRIAL UNIT

5,291 sq.ft (491.52 sq.m)



Oakley

Your Sussex Property Expert



TO LET

The Workshop, Camelia Botnar, Burnt House Lane, Cowfold, Horsham, RH13 8DQ

- Newly available unit
- Suit storage/light industrial usage
- Internal Repairing Lease
- Rural location
- On-site parking
- 24-hour access
- Immediately available

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LOCATION

The Camelia Botnar Estate is located to the northwest of Cowfold, between Billingshurst and Haywards Heath. The estate entrance is accessed from Burnt House Lane off the A272. There are good road connections via the A23 with Brighton to the south and Crawley to the north. Gatwick Airport is within 30 minutes driving distance.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: RH13 8DQ

DESCRIPTION

Covering a site of approximately 500 acres, the Camelia Botnar Estate is a multi-faceted agricultural estate incorporating a charitable training centre and a variety of commercial and industrial units, warehouses and open storage land. The Workshop is newly available and offers versatile split-level commercial workshop space.

The premises and estate also have the following amenities:

- Unrestricted trading hours
- Excellent parking facilities
- Concrete floors
- Roller Shutter Door (4.5 m x 3.4 m)
- Separate internal office

USE

The unit may be used for a wide variety of uses. Interested applicants are advised to make their own enquiries in respect of their proposed use.

VAT

VAT will not be charged on the rent.

FLEXIBLE TERMS

The unit is available to let, upon a standard estate lease for a term of between 3-5 years, to be agreed effectively on an internally repairing and insuring basis.

RENT

Guide rent is £37,995 per annum

DEPOSIT

A minimum deposit of 3 months' rent will be required (subject to status).

BUILDING INSURANCE / SERVICE CHARGE

Upon application.

BUSINESS RATES

Potential occupiers are encouraged to make their own enquiries at:

<https://www.gov.uk/find-business-rates>

<https://www.gov.uk/calculate-your-business-rates>

ENERGY PERFORMANCE CERTIFICATE

EPCs upon request.

LEGAL FEES

Tenants will be responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through letting agent, Oakley Property.

CONTACT



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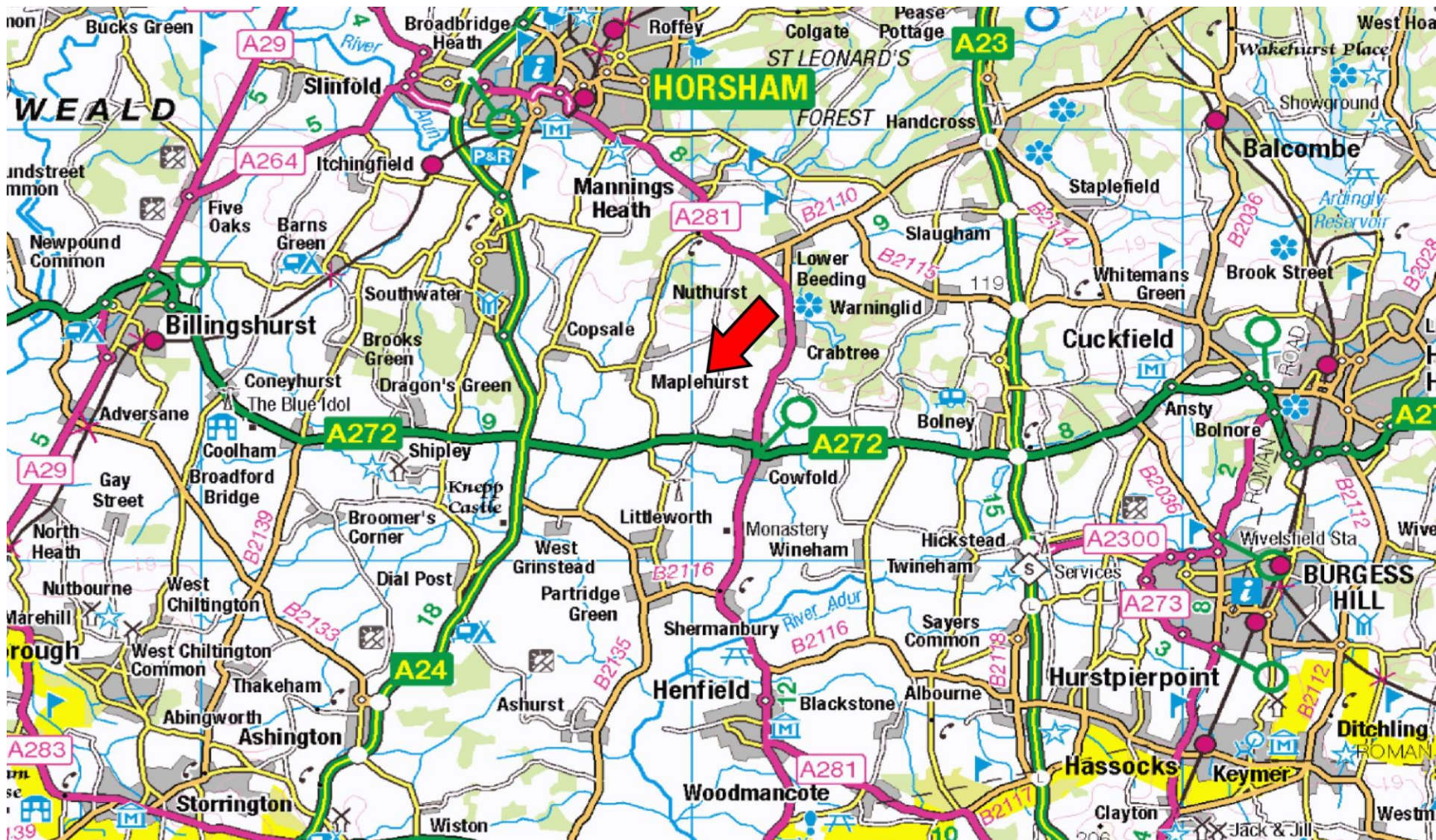


Map showing location of the estate

All images, maps, plans and boundaries are for reference purposes and not to scale.

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