

**4,345 SQ FT (403.7 SQ M)**  
**BUSINESS UNIT / WAREHOUSE TO LET**



**AVAILABLE FROM NOVEMBER 2025**  
**UNIT 1 GILLMANS INDUSTRIAL ESTATE**  
**NATTS LANE**  
**BILLINGSHURST**  
**WEST SUSSEX**  
**RH14 9EZ**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

Billingshurst is situated in the heart of West Sussex at the junction of the A272 and the A29, some 8 miles to the southwest of Horsham, 20 miles to the north of Worthing and 23 miles to the northeast of Chichester. Gillman's Industrial Estate is a well-established business district, comprising offices, industrial units and retail trade counters, situated approximately 0.6 miles to the south of Billingshurst town centre. Billingshurst Station lies within a short walking distance to the north where there are regular services to London Victoria (72 mins), Gatwick Airport (36 mins), Horsham (9 mins) and coastal towns.

Major Road Connections	Distances in miles
A24 via A272	7 miles east
A23 via A272	13.5 miles east
M23 via A29 / A264	14.5 miles northeast
A3 via A272	25.3 miles west

## ACCOMMODATION

The accommodation provides the following approximate gross internal floor areas:

### Ground Floor

Warehouse 3,140 sq ft (291.7 sq m)

### Mezzanine

Offices & Stores 1,205 sq ft (111.9 sq m)

**Total Accommodation 4,345 sq ft (403.7 sq m)**

## FEATURES

- Gas heating
- 14 feet eaves height
- Steel roller shutter loading door
- 3 phase power supply
- Forecourt parking

## TERMS

The unit is available to let upon a new 5-year fully repairing and insuring lease from November 2025. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

## RENT

£35,000 + VAT per annum exclusive, payable quarterly in-advance.

## ENERGY PERFORMANCE CERTIFICATE

This property has been graded a Band E (111) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

## BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The Rateable Value advertised online by GOV.UK is £30,750. The Uniform Business Rate multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £15,344.25. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## **VIEWING ARRANGEMENTS**

Strictly by appointment through Henry Adams Commercial, 50 Carfax, Horsham, West Sussex

## **CONTACT**

Andrew Algar - Head of Commercial Property

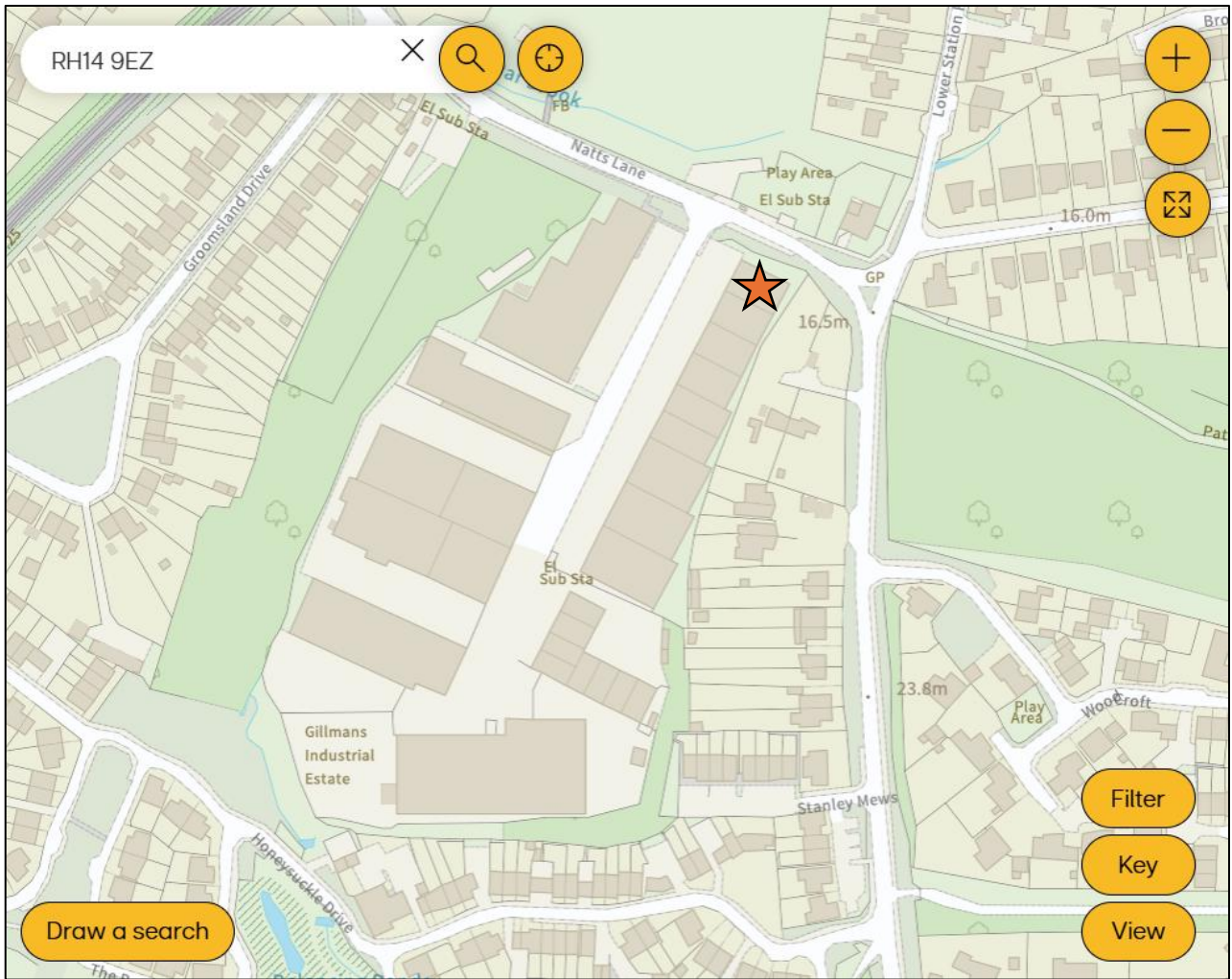
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## ESTATE PLAN - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

LOCATION MAPS - NOT TO SCALE

