



**TO LET**

Unit 10, Gillmans Industrial Estate  
Natts Lane, Billingshurst, West Sussex, RH14 9EZ





## Key Features

- Total size 35,126 sq ft on a site area of 2.1 acres
- 24/7 Access
- Steel Heavy Duty Mezzanine Floor - 4,426 sq ft
- 1.1MVA Power supply
- Minimum eaves of 4.13m rising to 8.09m
- Walking distance from Billingshurst train station
- Multiple Loading Doors at either elevation of the building
- Two large service yards
- B2 use - B1/B8 uses will be considered



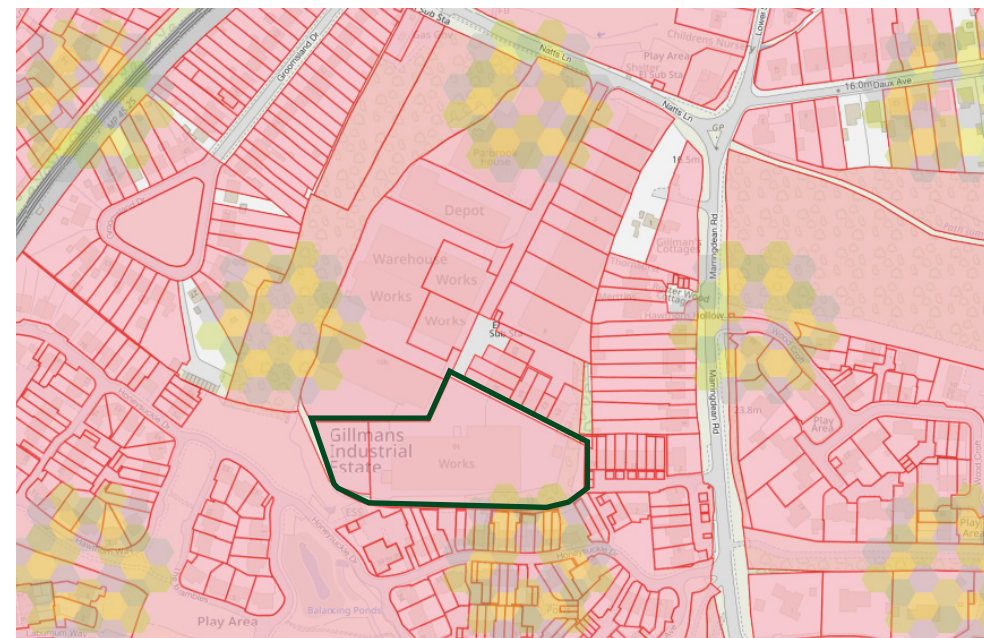
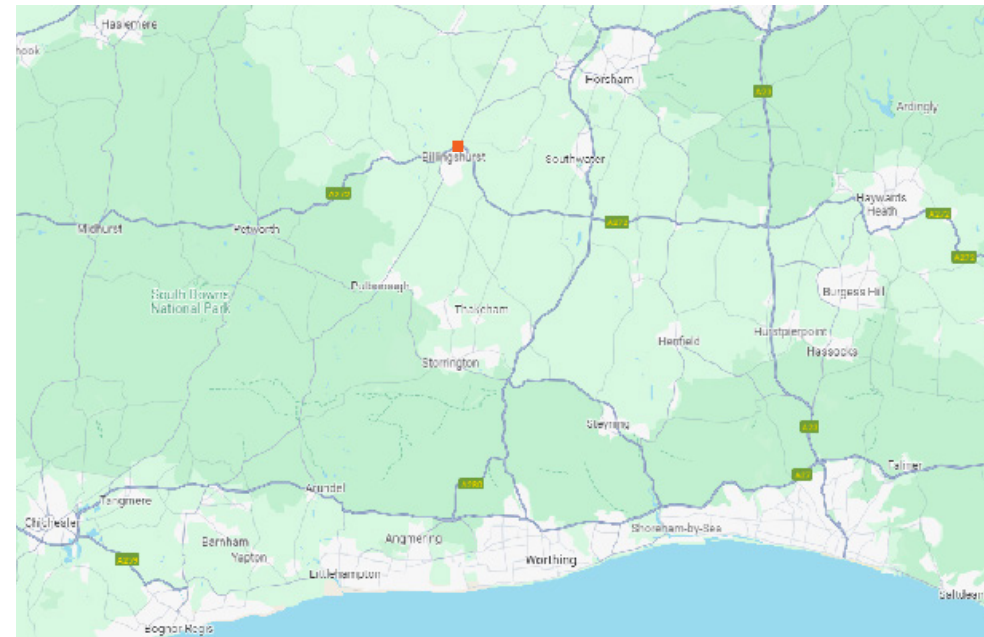


## Location & Situation

Billingshurst is situated in a rural part of West Sussex, surrounded by picturesque countryside. The village itself has a mix of traditional and modern buildings, and it serves as a hub for the local community.

Billingshurst has several transport links that make it well-connected to neighbouring areas. The A29 road runs through the village, providing access to Horsham & Pulborough. The A272 road also crosses the village, adjoining the A24 to the East.

Billingshurst station is approximately 0.4 miles walk to the north, and offers direct services across the south coast and into London (Victoria within 75 minutes).







## Description & Accommodation

The property comprises of a substantial, self-contained warehouse/industrial premises, sitting on a site of 2.1 acres.

The building is of steel portal frame construction, with brick & clad elevations, under a sheet roof (resheeted approx 5 years ago) with translucent roof panels.

The site has the benefit of two main vehicle access points from Natts Lane, leading to large service yards at either end of the site, and five loading doors into the building (sizes available on request). Internally the warehouse is divided into three core areas with eaves ranging from 4.13m to 8.09m, with a heavy duty mezzanine floor (with goods lift) centrally.

Further warehouse amenities include a 1.1mva power supply, concrete screed flooring, gas heating with destratification fans and roof hung lighting.

A pedestrian entrance from Natts Lane leads into the reception area of two storey office accommodation, benefitting from carpeting, LED lighting, Suspended ceilings, wall mounted A/C, kitchens, W/Cs

The accommodation has the following approximate floor areas (GIA):

Ground Floor Factory/Warehouse	22,500 sq ft
Ground Floor Offices/Stores	3,564 sq ft
First Floor Offices	4,647 sq ft
Steel Heavy Duty Mezzanine Floor	4,426 sq ft
<b>Total GIA</b>	<b>35,126 sq ft</b>
Total Site	Approx 2.1 Acres

Additional parking is available in front of the offices for approx 10-12 vehicles







## Rateable Value

Rateable Value (2023): £201,000.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## EPC

We understand the property to have an EPC rating of D.

## Planning

We understand the property benefits from B2 General industrial use however, would also lend itself to uses within B1 (Egiii)/B8, subject to necessary planning consents.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

The site also has the benefit of 24/7 hours of operation.





## Terms

The property is available to let by way of a new full repairing and insuring lease.

Rent on application.

The landlord is to insure the building with the tenant re-imbursing the costs. The current premium is approximately £9,500 per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the joint sole agents Flude Property Consultants and Whiteover & Co

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