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TO LET

**INDUSTRIAL AND WAREHOUSE
35,137 SQ FT (3,264.24 SQ M)**

Unit 10 Natts Lane, Billingshurst, West Sussex, RH14 9EZ

DESCRIPTION

10 Natts Lane is a warehouse/industrial unit with office accommodation at first floor level and of steel portal frame on a 2.10 acre site. A self-contained industrial unit with the benefit of two secure yards.

LOCATION

The property is located at the end of Gillman's Industrial Estate, c. 0.4 miles from Billingshurst Railway Station. The A272 is 1.4 miles away providing road access to Haywards Heath to the East and Petersfield to the West. The A24 is 7 miles away providing road transport to the North and South.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Factory/Warehouse	22,500	2,090.25
Ground Floor Offices/Stores	3,564	331.1
First Floor Offices	4,647	431.71
Mezzanine Floor - Steel Heavy Duty	4,426	411.18
Total	35,137	3,264.24

AMENITIES / OPPORTUNITY

- 3-phase power/substation
- 24-hour access
- Large site providing car parking/external storage
- Multiple loading doors
- Maximum eaves 6.7m
- Refurbished roof

RENT

£350,000 PAX

RATES

The April 2023 Rateable Value of the property is £201,000.

VAT

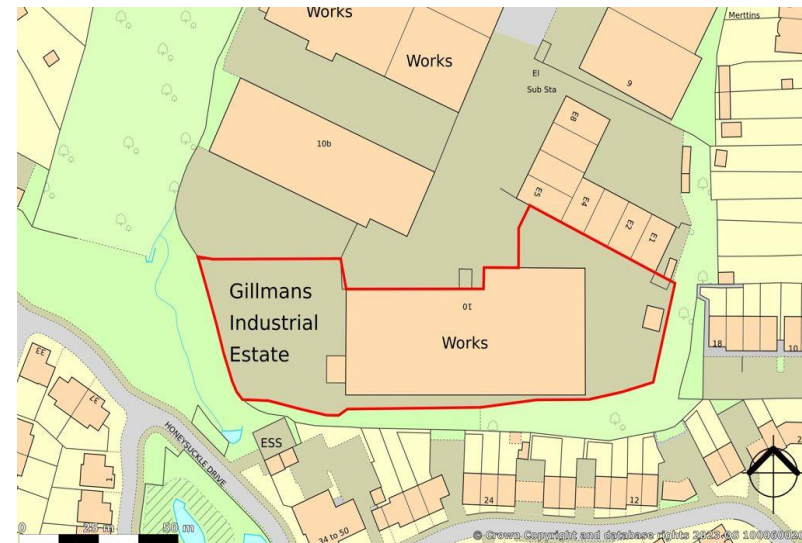
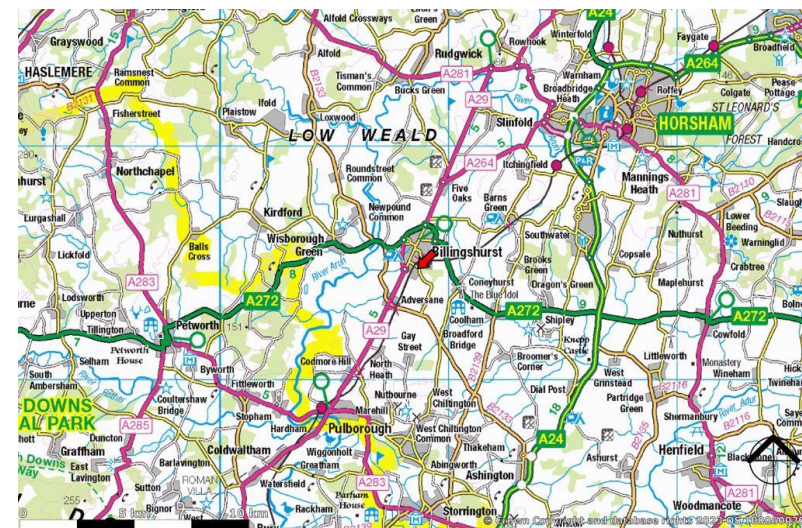
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

76-100 **D** 87 D



VIEWINGS – 01293 441300

Laura Miles t: 01293 441 339
James Clement t: 01293 441 329

e: lmiles@shw.co.uk
e: jclement@shw.co.uk



twitter - @SHWProperty
LinkedIn - SHW Property
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