

**Unit 83 Mackley Industrial Estate
Henfield Road, Small Dole BN5 9XR**

TO LET £35,000 PAX



Light-Industrial unit 3,000 sq ft EPC: D

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estate agents and chartered surveyors

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LOCATION

The highly sought after Mackley Industrial Estate is situated on Henfield Road between Henfield and Shoreham-By-Sea with close access to A283 which links to the A27 & A24 convenient for travel to Chichester, Brighton & Gatwick.

Small Dole is a village in West Sussex.

DESCRIPTION

open plan industrial unit with impressive head height and large loading doors, small office space with WC's.

The Mackley Industrial Estate benefits from unrestricted hours of use, extremely well maintained, good access for Container Lorries & Larger trucks along with number plate recognition for security purposes.

RENT

Asking rent of £35,000 per annum exclusive.

We understand that there is also a service charge for the upkeep of the Estate.

LEASE

Available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

we have been advised that VAT is payable on the rent.



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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ACCOMODATION

GROUND FLOOR

Gross internal area - 3,000 sq ft
office

WC's x 2 including disabled access
Forecourt Parking

Loading Door 14'10 H X 18'15 W

BUSINESS RATES

Rateable Value: £24,750

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Horsham District Council rates department on 01403 215100.

LEGAL FEES

Each side is responsible for their own legal costs

EPC RATING

Shop: D 79

Copies of the EPC's and Recommendation Reports are available upon request.



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We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.