



**1-5 SOUTHDOWN VIEW, GERSTON BUSINESS PARK, STORRINGTON
WEST SUSSEX, RH20 4HE**

- **FIVE BUSINESS/INDUSTRIAL UNITS & STORAGE YARD**
- **AVAILABLE TO LET ON FLEXIBLE TERMS**

Colyer Commercial
CONSULTANT SURVEYORS

Location

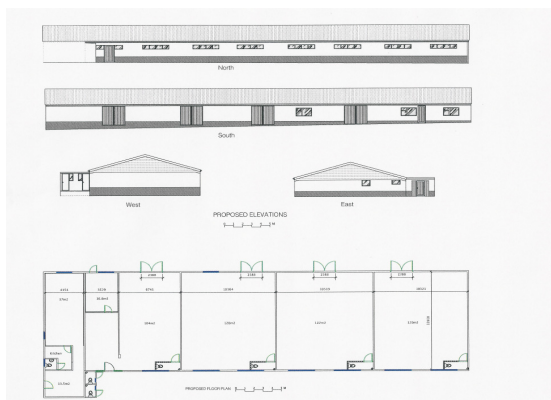
Gerston Business Park is located approximately half a mile south of Storrington town centre off Greyfriars Lane. The A283/A24 junction is located 2.5 miles north east of the property providing easy access to Horsham, Crawley, Gatwick and the motorway network beyond in addition to the south coast.

Description

Following refurbishment, the premises will comprise a range of five light industrial storage/office units and benefit from pleasant southern views across the South Downs, along with ample car parking.

There is an additional area of land with potential for use as a storage yard, which can be made available by separate negotiation.

Each industrial unit will be newly decorated, have double door ramped entrances to the front, individual 3 phase electricity supplies, new lighting, a kitchen and a WC facility.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Floor Areas

We understand the premise have the approximate gross internal floor areas:

Unit	Sq m	Sq ft
Unit 1	119.94 m ²	1,291 sq ft
Unit 2	121.98 m ²	1,313 sq ft
Unit 3	119.94 m ²	1,291 sq ft
Unit 4	120.49 m ²	1,297 sq ft
Unit 5	54.44 m ²	543 sq ft
Total	532.79 m ²	5,735 sq ft

Terms

The units are available on internal repairing and insuring leases on terms to be agreed.

Rent

Unit 1 :	£8000 pa	NOW LET AVAILABLE UNDER OFFER AVAILABLE AVAILABLE
Unit 2:	£8000pa	
Unit 3:	£8000pa	
Unit 4	£8500pa *	
Unit 5	£5000pa	

* including office area and its own personal door

Rates

The units are to be re-assessed following refurbishment. Further details upon request.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

VAT

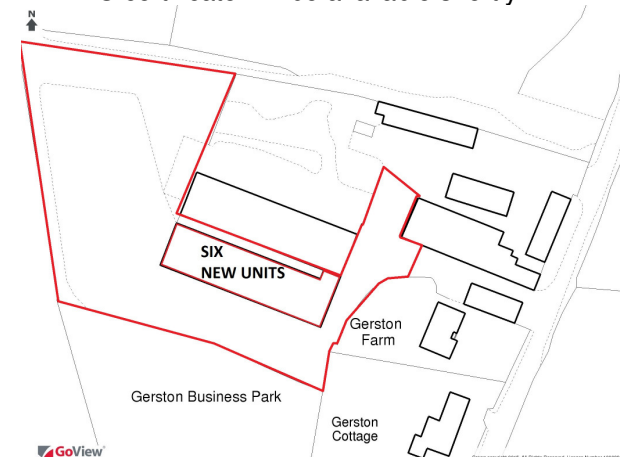
VAT will not be chargeable on the terms quoted above.

Legal Fees

Each party to be responsible for their own legal fees.

EPC Rating

An EPC certificate will be available shortly.



STRICTLY BY APPOINTMENT WITH JOINT LETTING AGENTS

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