

3,500 SQ FT (325.15 SQ M)
NEWLY DEVELOPED BUSINESS UNIT TO LET
6.6M ROOF EAVES HEIGHT



IMMEDIATE ACCESS TO A29

UNIT 1, PLOT 2 MAYDWELL AVENUE
SLINFOLD, WEST SUSSEX RH13 0AS

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Maydwell Avenue is located in Slinfold, West Sussex between the commercial centres of Horsham and Billingshurst, which are located to the east (4.8 miles) and south (3.7 miles) respectively. The junction of the A24 with links to the A23 and motorway network is located approximately 3.8 miles to the east. Maydwell Avenue is accessed directly off the A29 (Stane Street), being approximately 100 metres from the entrance to Slinfold Golf and Country Park. Maydwell Avenue forms the principal service road to The Business Park which is home to Horsham District's main employer AJ Walters Aviation. A location map is best viewed online through Google Maps by typing in the following postcode RH13 0AS

DESCRIPTION

A newly built, semi-detached business unit of steel portal frame construction with composite profile steel cladding and under a pitched sheeted insulated roof.

ACCOMMODATION

Gross Internal Area 3,500 sq ft (325.15 sq m)

SITE & UNIT FEATURES

- 24/7 hours access, 365 days a year
- 6.6m eaves (7.4m apex height)
- Electric roller shutter loading door
- Steel personnel door
- Smooth floated concrete floor
- 3 phase power 70 KVA
- WC facility
- 6 parking spaces

Note: Deliveries/loading and unloading are between the hours of 7.30am to 8.00pm Monday to Friday, 7.30am to 1.00 pm on Saturdays with none allowed on Sundays and public holidays.

LEASE TERMS

The property is held on a fully repairing and insuring sub-lease from the 30th of November 2022 for a term of eight years with an upward only rent review at the end of the fourth year.

RENT

£38,500 + VAT per annum exclusive.

SERVICE CHARGE

A small service charge will be levied for the upkeep of the Estate Road and site landscaping.

BUSINESS RATES (2023/2024 FINANCIAL YEAR)

The Rateable Value advertised by GOV.UK for 2023/2024 is £39,250. The Uniform Business Rates multiplier for 2023/2024 is 51.2p in the £ making the Rates Payable £19,958.75. 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

VIEWING ARRANGEMENTS

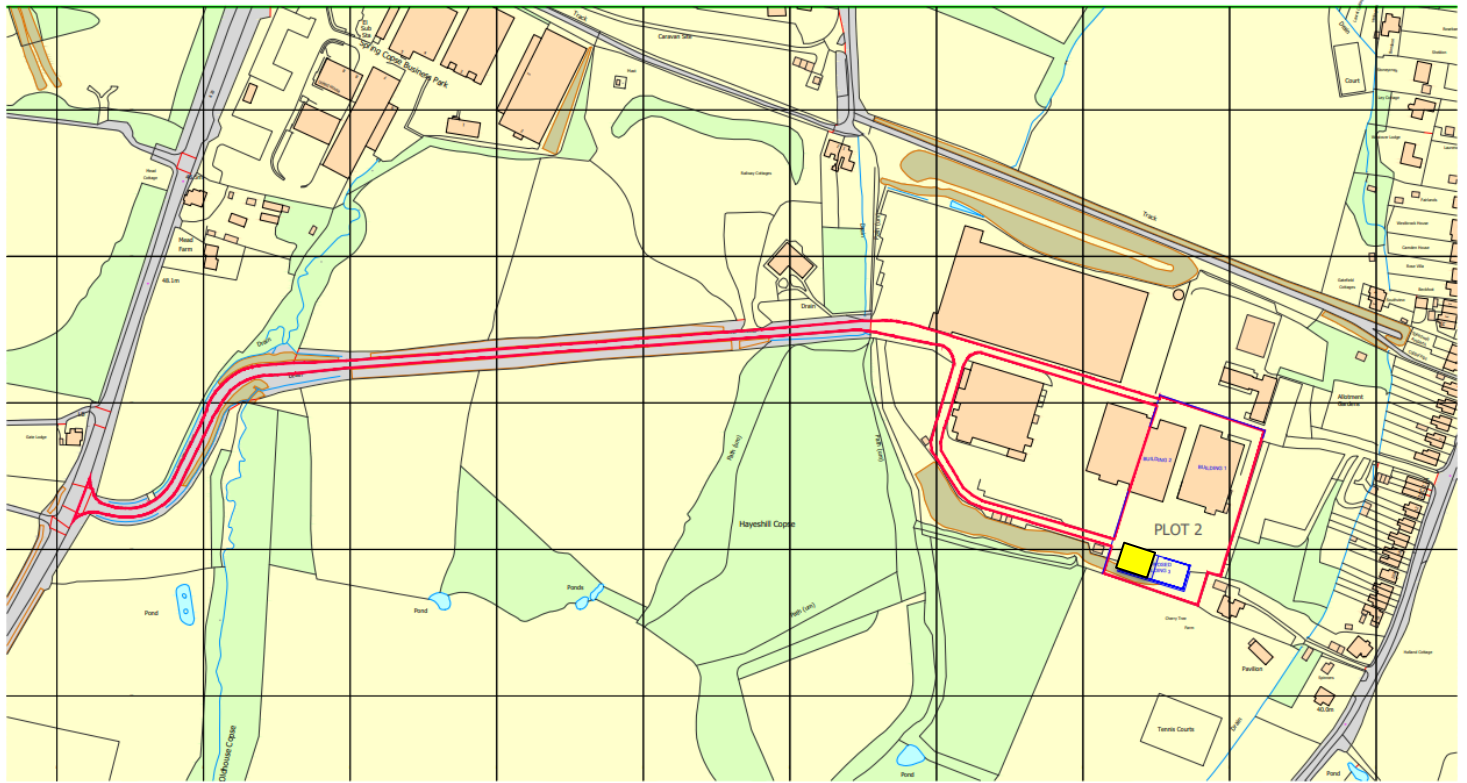
By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

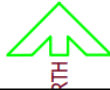
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UNIT HIGHLIGHTED IN YELLOW FOR INDICATIVE PURPOSES – PLAN NOT TO SCALE

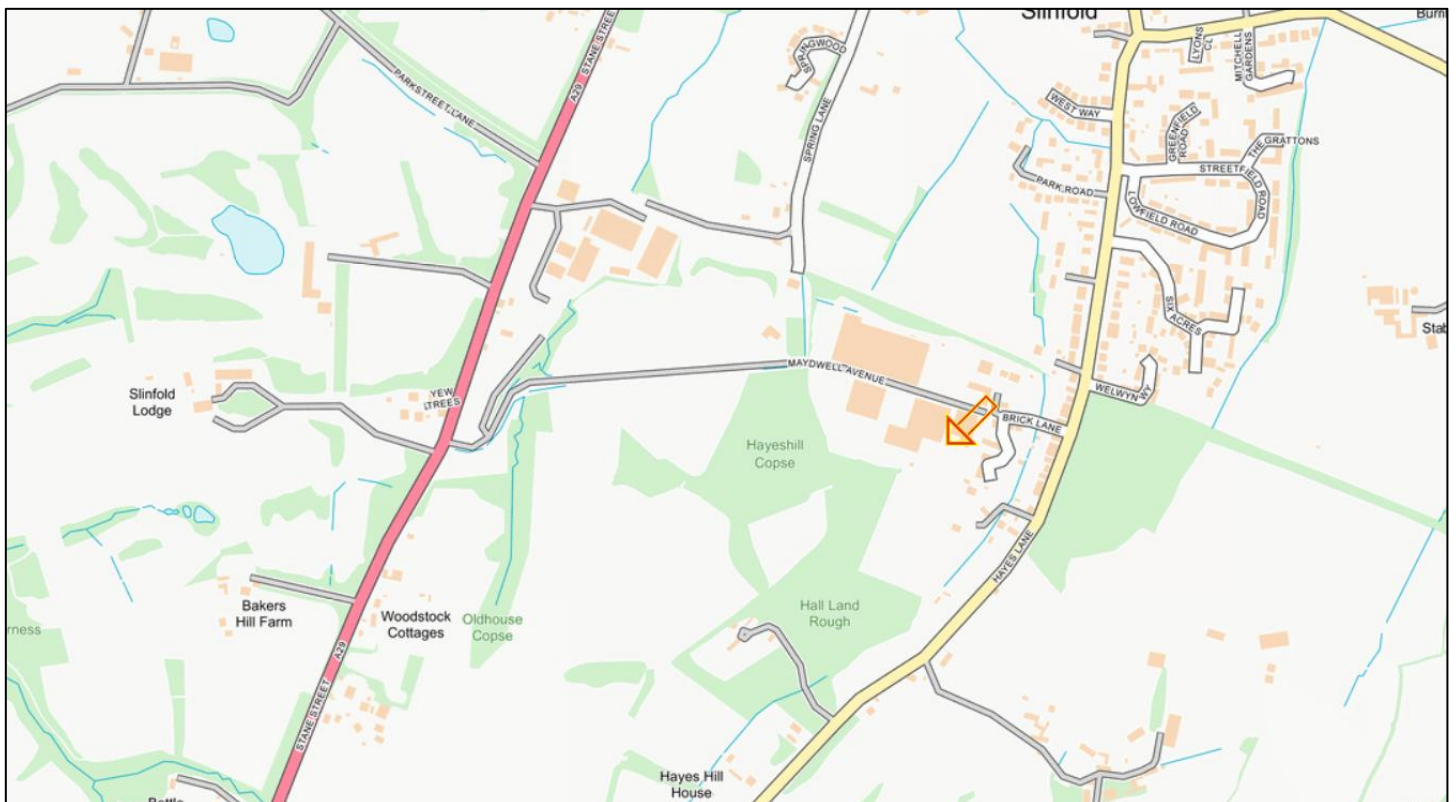
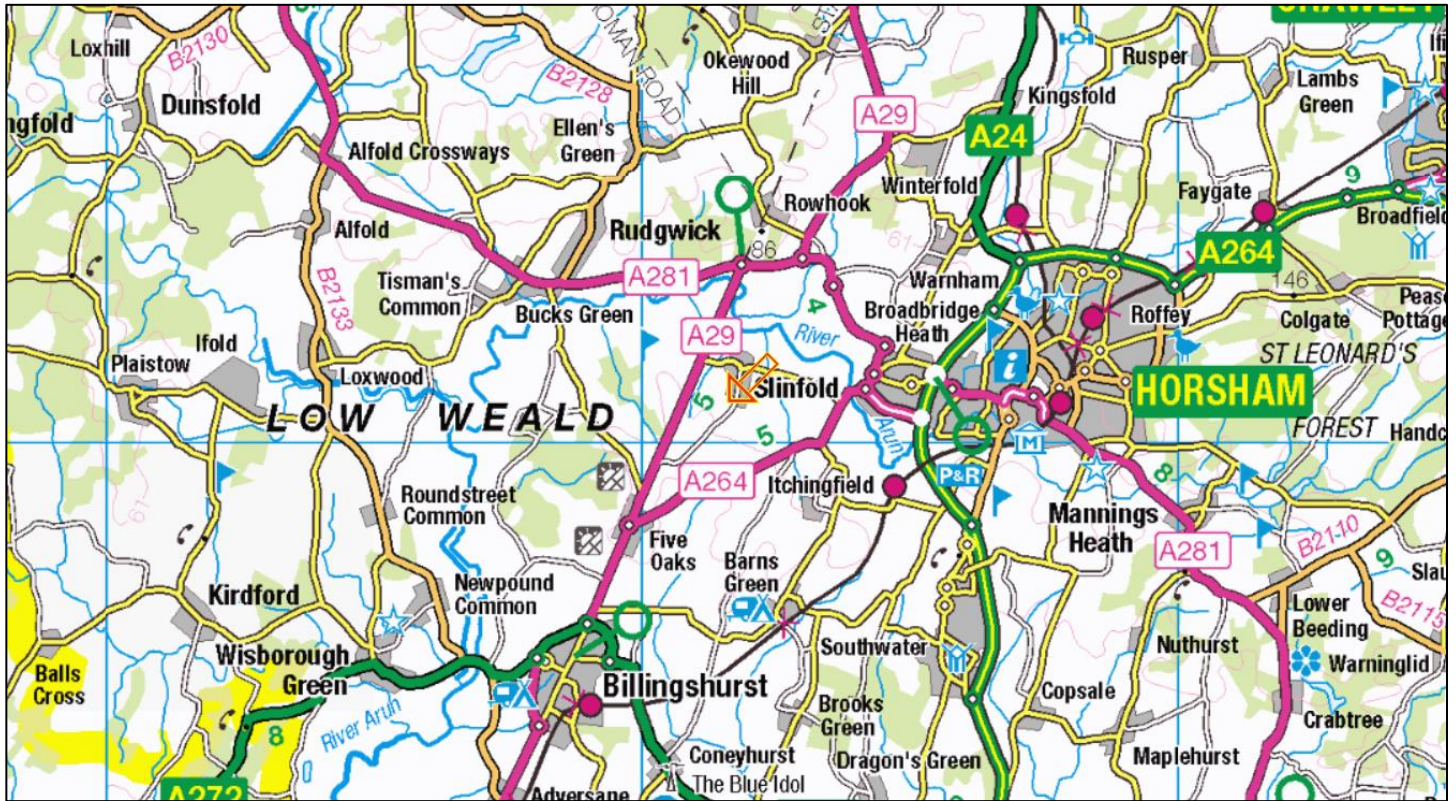


PROPOSED E(g)/B8 UNITS
Location Plan



Scale Bar - Metres
0 50 100 150 200m

LOCATION MAPS - NOT TO SCALE



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