

PROPERTY DETAILS

WAREHOUSE / INDUSTRIAL PREMISES TO LET

Location:	MIDHURST, SUSSEX
Property:	20-21 Holmbush Industrial Estate, GU29 9HX
Size:	6,648 Sq Ft (617.6 Sq M)



Key Features

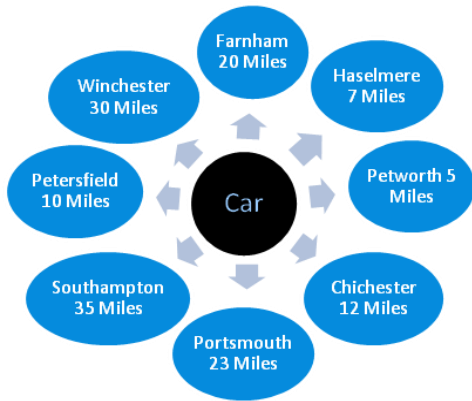
- **Traditional Portal Frame Construction**
- **18'4" (5.6 m) Eaves Height**
- **3 Phase electricity**
- **2 Full height loading doors**
- **Gas heating**
- **Sodium spot lamps**

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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## Location



- A 286 Midhurst – Chichester Road
- Historic affluent market town
- Purpose built established industrial estate

## Description

The property comprises a mid terrace industrial building forming part of a larger estate probably constructed in the 1960's having brick external walls, block party walls, steel portal frame, single storey flat roof offices. Formerly two industrial units, the property benefits from in and out 2 x steel concertina full height loading doors.

### Floor Areas (GIA)

Gross Internal Floor Area:  
Warehouse : 6,171 sq ft  
Office: 477 sq ft  
TOTAL 6,648 sq ft

### Car Parking

The property has 8 parking spaces in addition to loading areas.

### Lease

A lease is available for a term until 9<sup>th</sup> September 2013. The FRI lease is protected and rights of renewal exist if so required.

### Rent

£43,250 per annum exclusive of all other outgoings (and VAT if applicable)

### Business Rates

Rates payable for 2009 / 2010 are £15,883

### Outgoings

All utilities are the responsibility of the tenant. The estate service charge runs at £3,785 pa.

### Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

### Costs

All legal costs to be borne by the incoming tenant.



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