



**MAKING
PROPERTY
WORK**
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Green Building

INVESTMENT FOR SALE

OFFICE – 999 YEAR LONG LEASEHOLD INTEREST

**The Green Building, Graylands Estate, Langhurstwood Road, Horsham, West
Sussex RH12 4QD**

DESCRIPTION

A two-storey office building of four office suites, let to four individual tenants with The Graylands Estate. There is separate male and female WC accommodation with a communal kitchen and break out space.

New double glazed windows have recently been fitted to the offices and benefit from a 10 year warranty. The roof has also been insulated and re-covered with a 20 year insurance back warranty.

LOCATION

The Graylands Estate is situated approximately 1.5 miles north of Horsham Town Centre, off Langurstwood Road. The estate sits in an enviable position slightly elevated, overlooking Horsham with Gatwick Airport approximately 9 miles to the north east. Regular rail services run from Horsham to Victoria and London Bridge. In addition Warnham Station providing services to Horsham, London and Dorking is less than 1 mile to the South.

The estate comprises a multi tenanted facility, approaching 80,000 sq ft.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M	RATEABLE VALUE (2023)
Green 15	575	53.42	£13,000
Green 16	560	52.03	
Green 17	860	79.90	£11,000
Green 18	640	59.46	£7,800
Kitchen & breakout space	120	11.15	
TOTAL	2,755	255.96	

AMENITIES / OPPORTUNITY

- Rural location with amenities onsite
- 12 allocated parking spaces
- WC accommodation
- Shared kitchen
- Electric heaters

PRICE

Offers in the region of **£450,000**.

TENURE

999 year long leasehold available subject to existing tenancies.

The ground rent is £400pa to be reviewed in line with RPI every 25 years.

The four tenants provide a total net annual income of £37890. Further details are available on application.

VAT

VAT will be charged on the quoting terms.

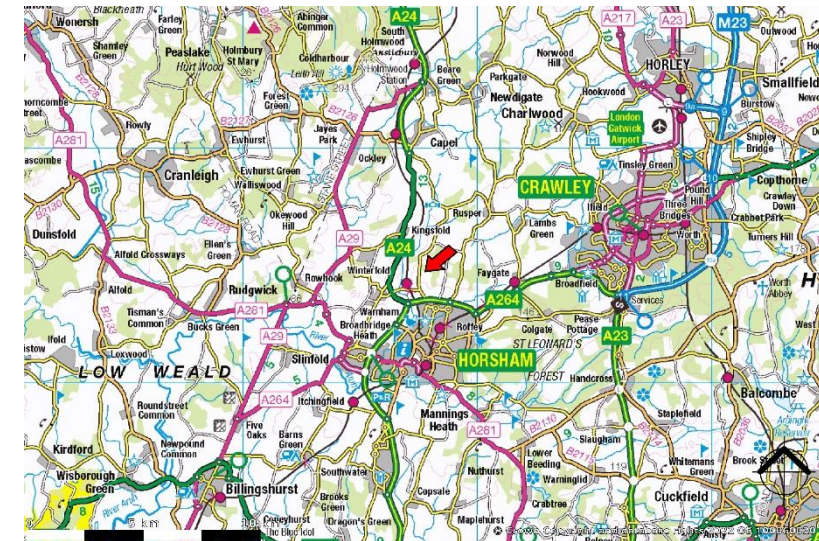
LEGAL COSTS

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

EPC

The Green Building has an EPC rating of D – 86

2023	Service Charge	Insurance
Green 15	£2,748	£252
Green 16	£2,670	£246
Green 17	£4,102	£375
Green 18	£3,053	£281
Meeting Room		£47



VIEWINGS – 01293 441300

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