



SHW

MAKING
PROPERTY
WORK
[SHW.CO.UK](https://www.shw.co.uk)

TO LET

LAND – 7,400 SQ FT (687.46 SQ M)

Compound 1, Graylands Estate, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

DESCRIPTION

The property comprises a secure open storage yard and will be provided with capped services ie, water, power, waste and secure 2.4 palisade fencing. Regular HGV access is not suitable on the estate.

Available from April 2027.

LOCATION

The Graylands Estate is situated approximately 1½ miles north of Horsham town centre, off Langhurstwood 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.

ESTATE CHARGE

Estate Charge - Details on request.

There is currently an estate charge levied on all occupiers on the estate for the upkeep of the common grounds.

There is a potential 1,590 sq ft of yard space available (etched blue) that can be demised at an additional rent.

RENT

£22,000 PAX

RATES

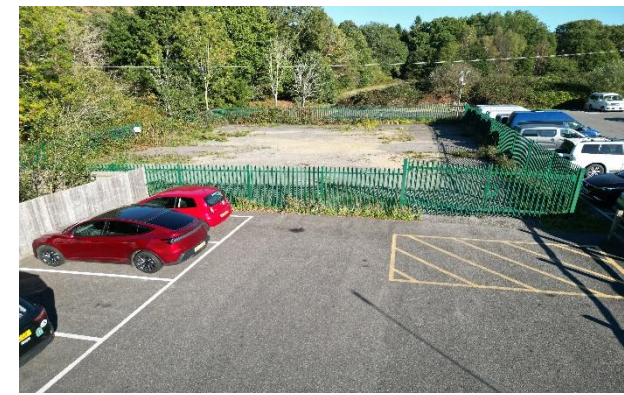
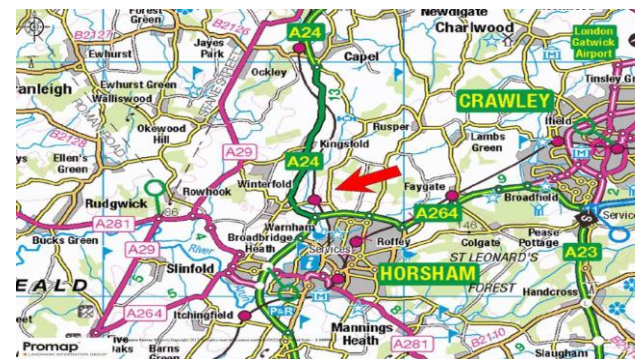
To be re-assessed.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWINGS – 01293 441300

Laura Thomson

t: 07947 373 275

e: lthomson@shw.co.uk

Carmen Dayan

t: 01293 441312

e: cdayan@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**