

2,500 SQ FT (232.25 SQ M)
A NEWLY BUILT, HIGH QUALITY MODERN
BUSINESS UNIT TO LET

IMMEDIATE ROAD LINK CONNECTIONS TO THE A24 & A29



- FULLY INSULATED ROOF, WALLS AND LOADING DOOR
- ELECTRIC ROLLER SHUTTER DOOR 4M (W) X 4.7M (H)
 - 5.1M EAVES, RISING TO 6.4M APEX HEIGHT

UNIT 2 MARCHES BUSINESS UNITS
MARCHES ROAD, KINGSFOLD
NEAR HORSHAM, WEST SUSSEX RH12 3SE

Henry Adams HRR Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 horsham@henryadams.co.uk henryadams.co.uk

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

LOCATION

Marches Road is located in the hamlet of Kingsfold between the villages of Ockley and Warnham, which are located to the northwest (4 miles) and south (2.4 miles) respectively. The A264 with links to Horsham town centre, the A23 and motorway network is located approximately 2.8 miles to the south. The farm entrance to Tickfold Farm is located on the north side of Marches Road to the west of A24 junction (Dorking Road). See location maps below.

DESCRIPTION

A newly built business unit (detached) of steel portal frame construction with composite profile steel cladding and partial concrete walls under a pitched sheeted roof. Externally, there is a good-sized forecourt which offers parking and space for loading and unloading.

ACCOMMODATION (Gross Internal Area)

Ground Floor 2,500 sq ft (232.25 sq m)

PROPERT FEATURES

- Smooth floated finish concrete floor
- Insulated roof, walls and loading door
- Electric roller shutter door 4m (w) x 4.7 m (h)
- 5.1m eaves, rising to 6.4 m apex height
- Steel personnel access door
- 3 phase power available
- Suspended LED lighting

TERMS

The unit is being offered for rent upon a full repairing and insuring lease basis for a term to be agreed. A rental deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£25,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2020/2021 FINANCIAL YEAR)

To be confirmed.

VIEWING ARRANGEMENTS

By appointment with sole agents Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

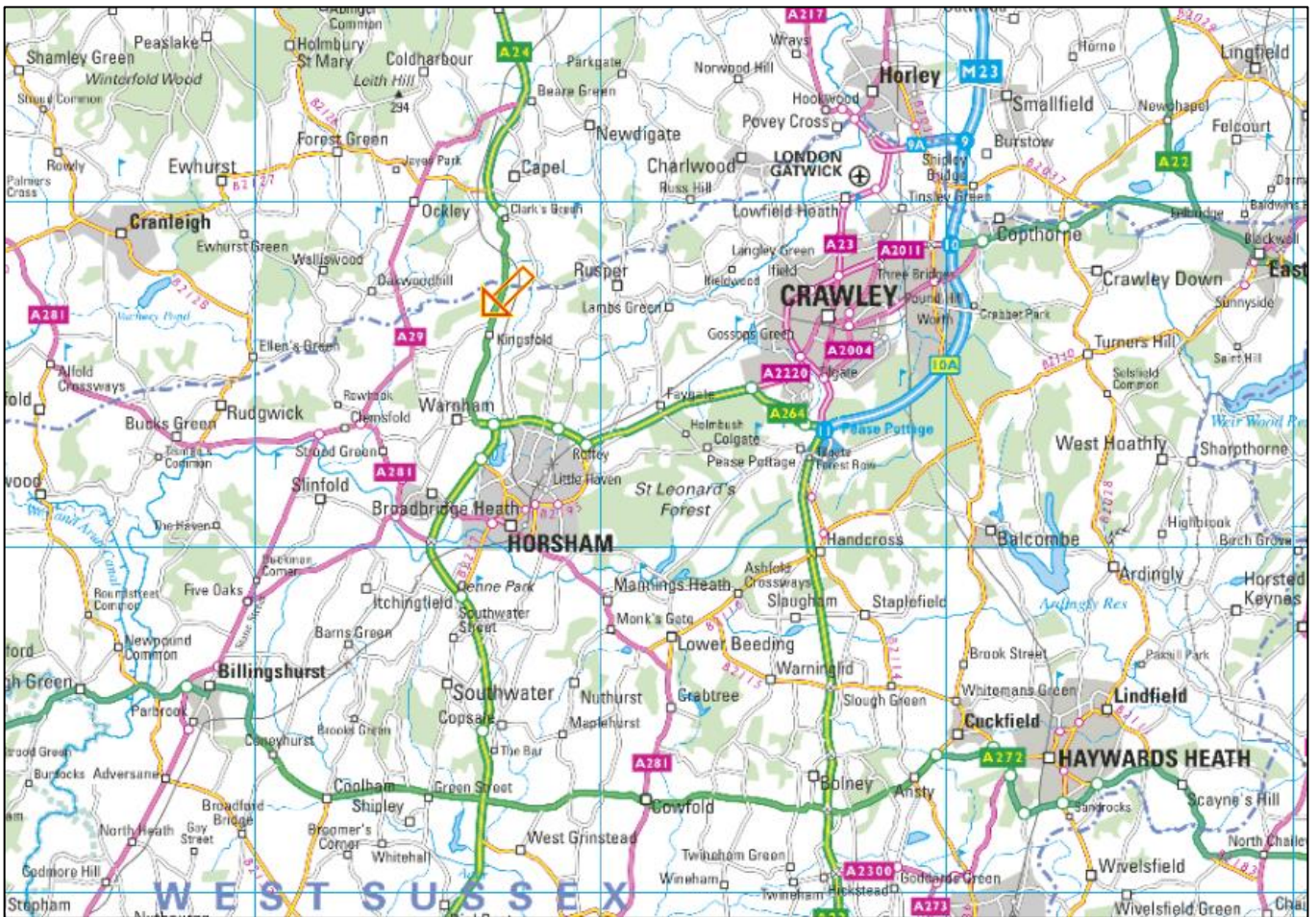
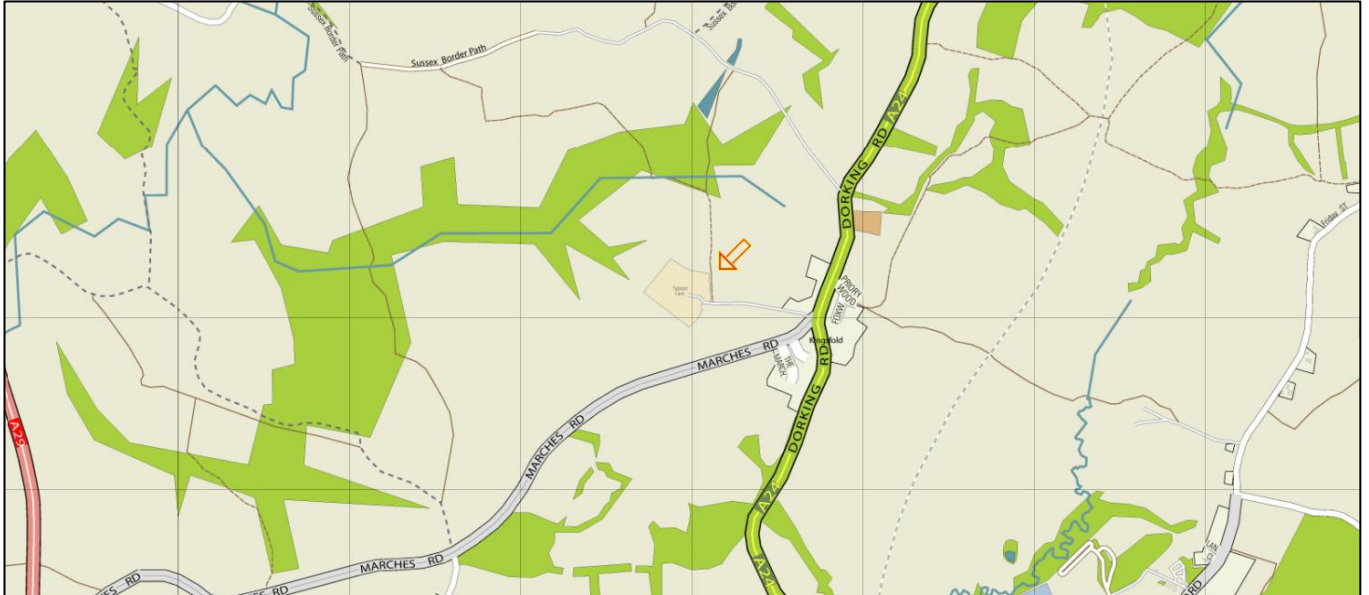
Andrew Algar – Head of Commercial Property

01403 282 519

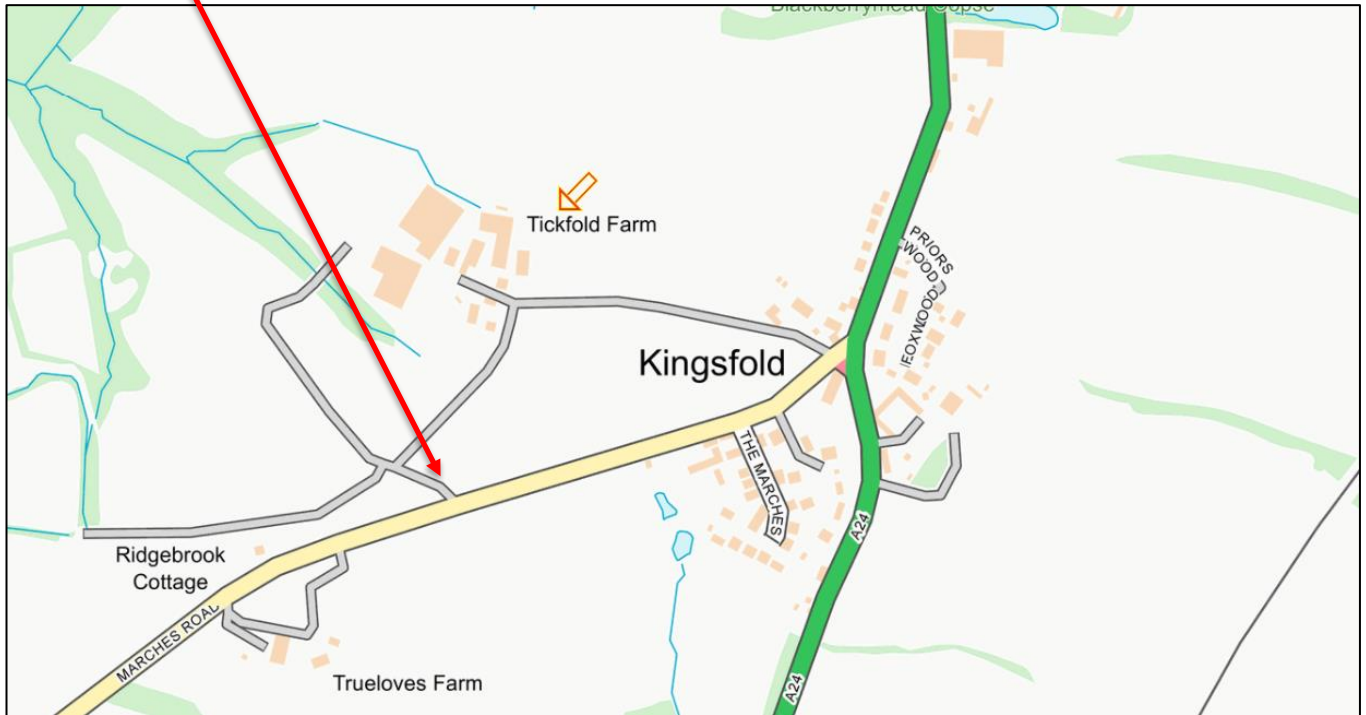
07868 434 449

andrew.algar@henryadams.co.uk

LOCATION MAPS - NOT TO SCALE



Dedicated entrance for commercial traffic



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.