

3,600 SQ FT (334.4 SQ M)
MODERN BUSINESS UNIT WITH INTEGRAL
OFFICE ACCOMMODATION
TO LET



UNIT A HENFIELD BUSINESS PARK
SHOREHAM ROAD, HENFIELD (A2037)
WEST SUSSEX
BN5 9SL

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

LOCATION

Henfield Business Park is located approximately one mile to the south of Henfield Village on the eastern side of the A2037 (Shoreham Road). A location plan is best viewed online through Goggle Maps by typing in the following postcode BN5 9SL.

Road Connections	Distances
A272 via A281 Cowfold	5.6 miles north
A27 via A283 Shoreham-by-Sea	6 miles south
A23 via A281 / B2118 Sayers Common	7.5 miles northeast
M23 via A23 Pease Pottage	16.5 miles northeast

DESCRIPTION

Henfield Business Park is a modern multi-let business park comprising both offices and industrial units of varying sizes. The subject property forms an end of terrace modern business unit of steel portal frame and brick construction under a double skinned insulated sheeted roof with 20% translucent light panels.

ACCOMMODATION

The accommodation provides the following approximate gross internal floor areas:

Ground Floor

Warehouse 2,189 sq ft (203.4 sq m)

First Floor

Offices 1,411 sq ft (131.0 sq m)

Total Accommodation 3,600 sq ft (334.4 sq m)

FEATURES

- Gas fired heating (in part)
- 17 feet eaves height
- Steel roller shutter loading door
- 3 phase power supply
- Male & female toilets
- 12 car parking spaces

TERMS

The unit is available to let upon a new 6-year FRI lease term with an upwards only rent review at the end of the 3rd year. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£33,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a quarterly service of £75 payable for the maintenance and security of the common areas.

BUSINESS RATES (2022/2023 FINANCIAL YEAR)

The current Rateable Value advertised by Gov.UK is £24,250. The Uniform Business Rate Multiplier for 2022/2023 is 49.9p in the £ making the Rates Payable £12,100.75. Interested parties are advised to contact Horsham District Council Rates Department on 01403 215 555 to verify the above.

VIEWING ARRANGEMENTS

Viewing by appointment through Henry Adams Commercial www.henryadams.co.uk/commercial
Horsham 01403 282519 | Brighton 01273 091823

Email – andrew.algar@l@henryadams.co.uk



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LOCATION MAPS – NOT TO SCALE

