



THE DAIRY YARD, WHITEBREADS FARM, STANE STREET, SLINFOLD, WEST SUSSEX, RH13 0RE

- **SMALL OFFICE/UNIT & STORAGE YARD TOTTALLING 3,790 SQ FT**
- **TO RENT ON FLEXIBLE TERMS**
- **SUITABLE FOR A VARIETY USES**



Location

The property is located immediately south of Slinfold village, approximately 4 miles west of Horsham and is accessed from the A29.



Description

The premises comprises a small office with electric heater, electric shutters, wood effect flooring and fluorescent tube lighting. There are also two open storage yards (one with gravel and a covered former agricultural unit).

Accommodation

The premises have the approximate gross internal floor areas:

Unit	Sq m	Sq ft
Office	14.80 m ²	159 sq ft
Storage Unit (former dairy)	39.41 m ²	424 sq ft
Storage Yard A	115.49 m ²	1,243 sq ft
Storage Yard B	182.51 m ²	1,964 sq ft
Total Floor Area	352.21 m ²	3,790 sq ft

The yards have been measured using google earth and may need to be verified by an incoming tenant.

Storage Containers

There are a variety of storage containers available. Details on application.

Terms

The premises are available to let upon a new internal repairing and insuring lease for a term to be agreed and to be contacted outside of the Landlord & Tenant Act 1954.

Rent

£13,000 pa exclusive of business rates.

Business Rates – Small Business Rates Relief maybe applicable

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable Value	£8,700
UBR (2025/26)	£49.9p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

USE

A former scaffolding yard considered suitable for similar open storage uses.

EPC

An EPC has been ordered and will be available shortly.

VAT

VAT is not applicable.

Anti Money Laundering Check

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include checks of ID & proof of address. Where a tenant is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE AGENTS

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