

2,500 SQ FT (232.5 SQ M)

WELL-SPECIFIED, CLASS E PREMISES TO LET

OFFICES, STORAGE, CLINIC, RETAIL & LEISURE RELATED USES INVITED



****GENEROUS ONSITE CAR PARKING****

**PRESENTATION HOUSE
KING BUSINESS CENTRE, REEDS LANE
SAYERS COMMON
WEST SUSSEX
BN6 9LS**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

King Business Centre, Sayers Common is located in West Sussex close to the A23 dual carriageway corridor, being approximately 5 miles to the south-west of Burgess Hill and approximately 11 miles to the north of Brighton & Hove City. Situated off the B2118 on Reeds Lane, the property affords easy access to the commercial centres of Hurstpierpoint and Hassocks, which are located approximately 2 miles and 3.7 miles respectively to the south-east.

Major Road Link Connections	Distances in Miles
A23	1 mile to the north-east
A27 via A23	7.4 miles to the south
M23 via A23	10.2 miles to the north-east

DESCRIPTION

A detached business unit with generous on-site parking. The building is currently fitted out as an office, but subject to minor building works, the property may suit some light industrial uses.

ACCOMMODATION

Approximate Floor Area 2,500 sq ft (232.3 sq m)

PROPERTY FEATURES

- Air-conditioning (hot/cold)
- Cat 5 wired
- Cat II office lighting
- Male & Female WC's
- Fitted kitchen
- Electric heating
- Rear loading door 3.3m (W) x 2.9m (H)
- Generous on-site parking
- Mezzanine storage

TERMS

The property is offered for rent on a new fully repairing and insuring lease basis for a term to be agreed. 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

£30,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a quarterly service charge payable for the maintenance of common areas and upkeep of the estate. The charge primarily covers landscape maintenance and security for the Estate and is estimated at £1,750 + VAT per annum.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value by GOV.UK online is £24,750. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £10,476. Interested parties are advised to contact Mid-Sussex District Council Tax and Benefits Department on 01444 477 564 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

The energy efficiency rating for this property falls within Band C (61). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allows various uses, including office, retail and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial, 50 Carfax, Horsham, West Sussex RH12 1BP

CONTACT

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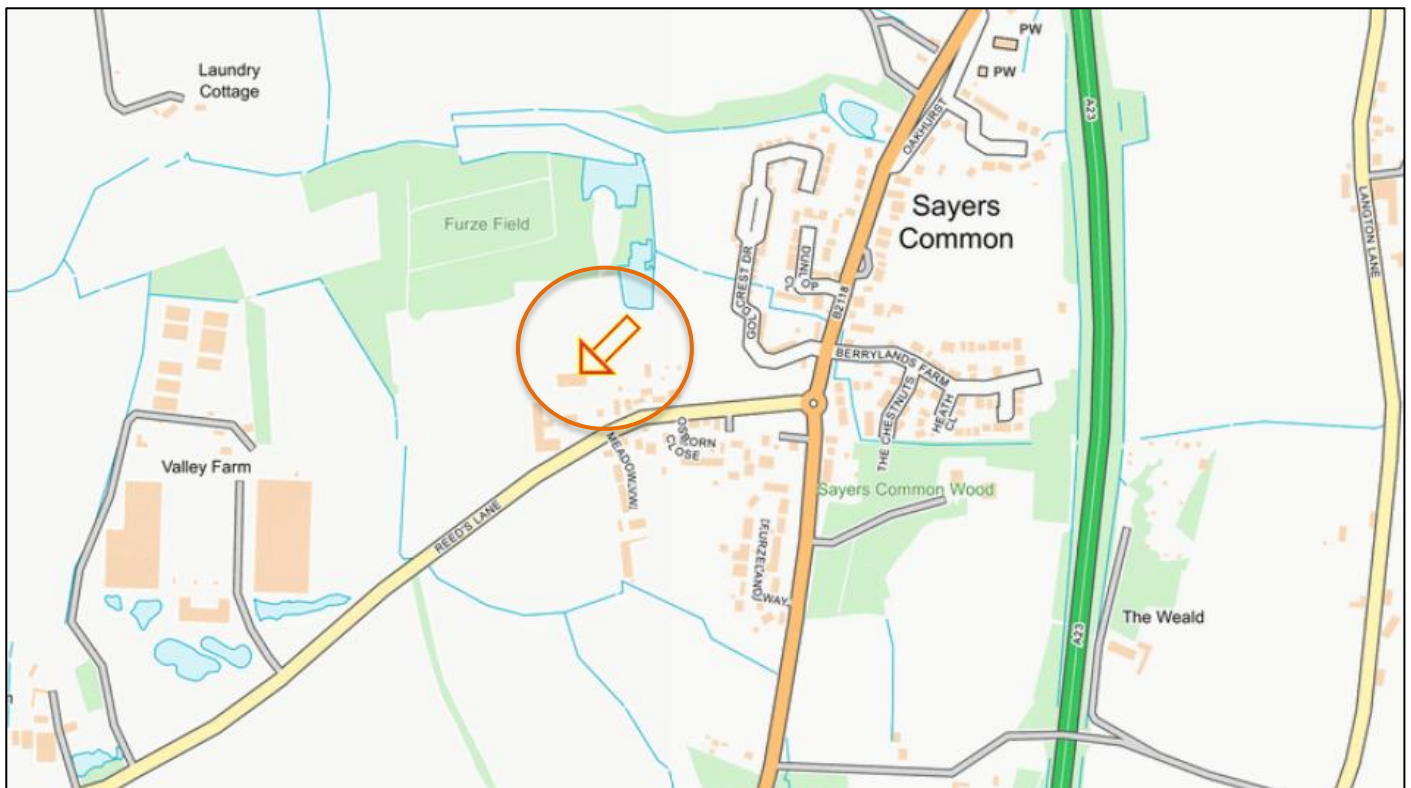
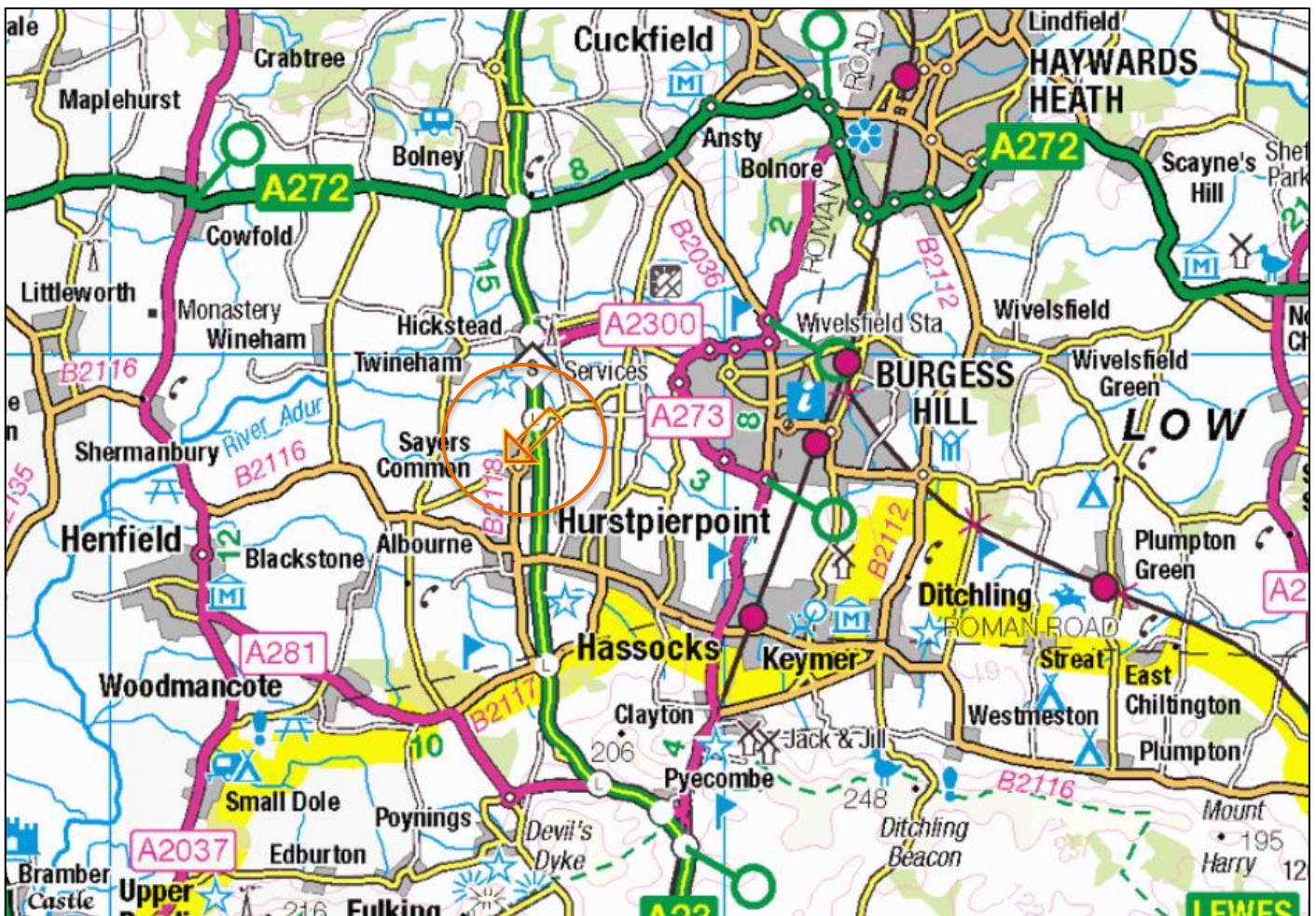
Email andrew.algar@henryadams.co.uk







LOCATION MAPS - NOT TO SCALE



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 Commercial Ltd 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.