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Unit A Henfield Business Park, Shoreham Road, Henfield BN5  
9SL

TO LET: WAREHOUSE/FACTORY/OFFICES - 3,600 SQ FT (334.45 M2)

# LOCATION



The property is situated 1 mile to the south of Henfield on the A2037 on an expanding business park. Shoreham by Sea is 13 miles to the south

## Description

The building comprises an end of terrace industrial/warehouse unit with offices of steel portal frame under green coated press steel sheeting with brick construction.

The property has gas fired heating in part, 12 car spaces, 3 Phase power, full height steel loading door.

## Accommodation

Ground Floor Warehouse/Factory: 2,189 sq ft (203.36 m<sup>2</sup>)

First Floor Offices: 1,411 sq ft (131.08 m<sup>2</sup>)

**Total: 3,600 sq ft (334.45 m<sup>2</sup>)**

## Lease

A new full repairing and insuring lease for a term of 6 years with an upward only rent review at the end of the 3rd year.

The lease to be outside the provisions of the Landlord & Tenant Act 1954.

## Rent

**£36,000 per annum exclusive**

## Maintenance Charge

For the upkeep of the common parts/servicing of security

gate/upkeep of CCTV – current annual charge £300 + VAT

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 75

## Business Rates

Rateable Value: £24,250

Rates Payable: £12,100.75 (2021/22)

Interested parties are advised to contact Horsham District Council  
Tel: 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.







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