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PROPERTY PEOPLE

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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 m²)

First Floor Offices: 1,411 sq ft (131.08 m²)

Total: 3,600 sq ft (334.45 m²)

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 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.







GET IN TOUCH
gravesjenkins.com



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