



graves  
jenkins  
PROPERTY PEOPLE

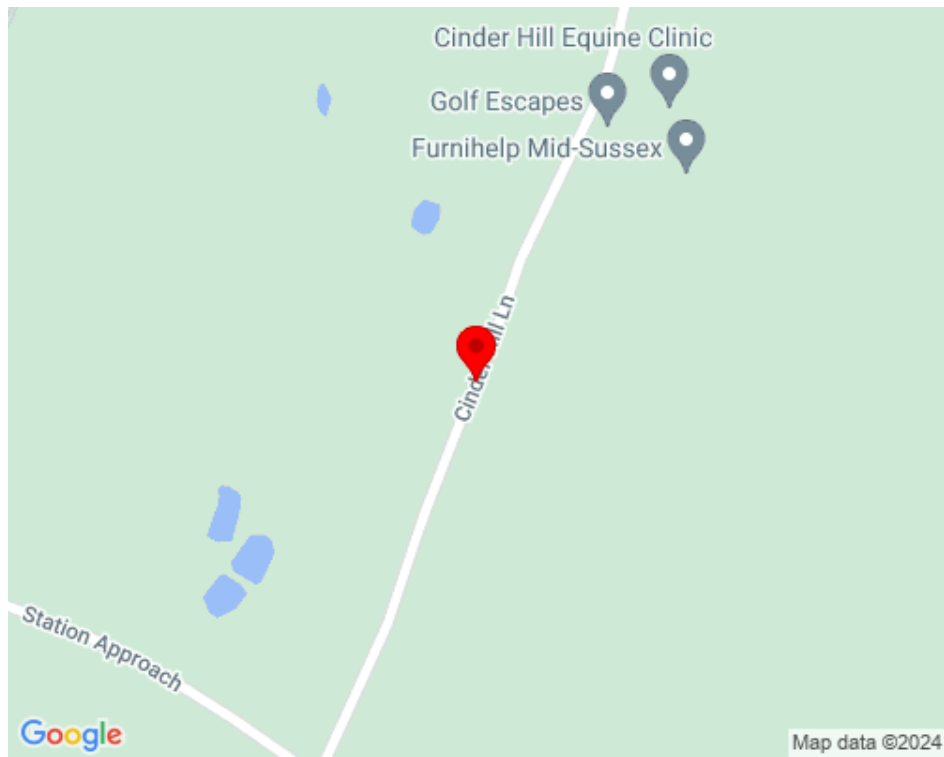
[gravesjenkins.com](https://www.gravesjenkins.com)



First Floor, Unit A, Horsted Keynes Business Park, Cinder Hill,  
Horsted Keynes RH17 7BA

TO LET: REFURBISHED OFFICE UNIT - 1,010 SQ FT (93.83 M2)

# LOCATION



Horsted Keynes Business Park is a 35,000 sq ft complex of buildings on a 4.5 acre campus located in an area of outstanding natural beauty just 1 mile from the centre of Horsted Keynes and its vibrant community, local shop and pubs. A 30 minute walk from HKBP via the woodland public footpath connects the Park to the village if you want some exercise!

## Description

First floor office suite configured as two offices and a kitchen. Shared use of WC facilities and reception. Offices are newly carpeted and fitted with LED lighting, fibre broadband and uPVC double glazed windows.

Horsted Keynes Business Park is an actively managed complex of offices, industrial and storage buildings totalling over 35,000sq ft in 4.5 acre of landscaped grounds offering extensive parking.

## Distances

- Haywards Heath: 5 miles
- A23: 9 miles
- Gatwick: 14 miles

## Key Features

- Refurbished first floor suite
- Rent inclusive of power & fibre broadband
- Ample car parking on site
- Immediately available
- Flexible terms

## Accommodation

1,010 sq ft net internal floor area.

## Terms

Unit available on internal repairing lease for a minimum term of 12 months. Rent of £1,600 pcm (£19,200 pa) inclusive. Parking is included in the rent. Plentiful spaces available on site.

## Business Rates

Rateable Value is below the threshold for small business rate relief. Further details can be provided on application.

## EPC

Rating D - 80

## 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 sole Agents Graves Jenkins.









GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Thomas Neal

01293 401040  
07402 029513  
[neal@graves-jenkins.com](mailto:neal@graves-jenkins.com)



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE