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**HORSTED KEYNES  
BUSINESS PARK**

**A1 BRACKEN HOUSE**  
**A2 TINY BOX COMPANY**  
**A3 A P INSTALLATIONS**  
**A4 A P INSTALLATIONS**  
**A5 A P INSTALLATIONS**  
**A6 A P INSTALLATIONS**  
**B1 HERBERT SPORTS**  
**B2a THREE OF A KIND**  
**B2b M P BODY**  
**B3 KS BEAUTY BY TERESA**  
**B5 FURNISHHELP**

**C1 SMITH & FELLOWS**  
**C2 SMITH & FELLOWS**  
**C3a LEGGAL REPLACEMENT**  
**C3b SMITH & FELLOWS**  
**C4a OOLF ESCAPES**  
**C4b TINY BOX**  
**C5 SMITH & FELLOWS**  
**D1 LACEY HOUSE**  
**D2a SERVICE ACCOUNTING**  
**D2 THE INTERNET RETAILER**

MANAGED BY HARRISON TRUSTEES

The Studio, Lacey House, Horsted Keynes Business Park,  
Cinder Hill, Horsted Keynes RH17 7BA

TO LET: GROUND FLOOR OFFICE ON POPULAR BUSINESS PARK

# 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

Ground floor office with Fibre Broadband and access to shared kitchen and toilets.

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

- Pleasant rural location
- Ample car parking
- Fibre Broadband included

## Accommodation

200 sq ft net internal floor area.

## Rent

£360 per month inclusive

## Business Rates

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

## 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



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