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Units B3 & B5, Horsted Keynes Business Park, Cinder Hill,
Horsted Keynes RH17 7BA

TO LET: GROUND FLOOR OFFICE & INDUSTRIAL – MAY SPLIT – 822 – 2,667 SQ FT

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 quasi industrial and office accommodation. Unit B3 is a predominantly open plan office with fully equipped kitchen and WC to the rear. Unit B5 is a well presented industrial / warehouse unit split into 2 main sections and a dock leveller to the front. There is a good sized yard/parking area to the front. There is additional communal parking on the estate.

Key Features

- Self-contained yard/parking
- Additional parking on the estate
- Quasi industrial/warehouse and office opportunity
- Preference to one tenant for the whole; may split
- Well presented accommodation
- Available immediately, subject to vacant possession

Accommodation

The approximate gross internal floor area is as follows:

B3 (Office): 822 sq ft (76.32 sq m)

B5 (Industrial): 1,845 sq ft (171.37 sq m)

Total: 2,667 sq ft (247.69 sq m)

Lease

New effective internal repairing and insuring lease.

Rent

£28,000 per annum exclusive for the whole.

Please apply for rents for independent units.

Service Charge

A service charge equating to 5% of the annual rent will be levied as a contribution towards the upkeep of the exterior, maintenance and Estate.

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 E

Business Rates

Rateable Value: Unit B3 £7,000 & Unit B5 £11,750

Rates Payable: Unit B3 £3,493 & Unit B5 £5,863.25 (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on

Tel: 01293 438000 or www.crawley.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.

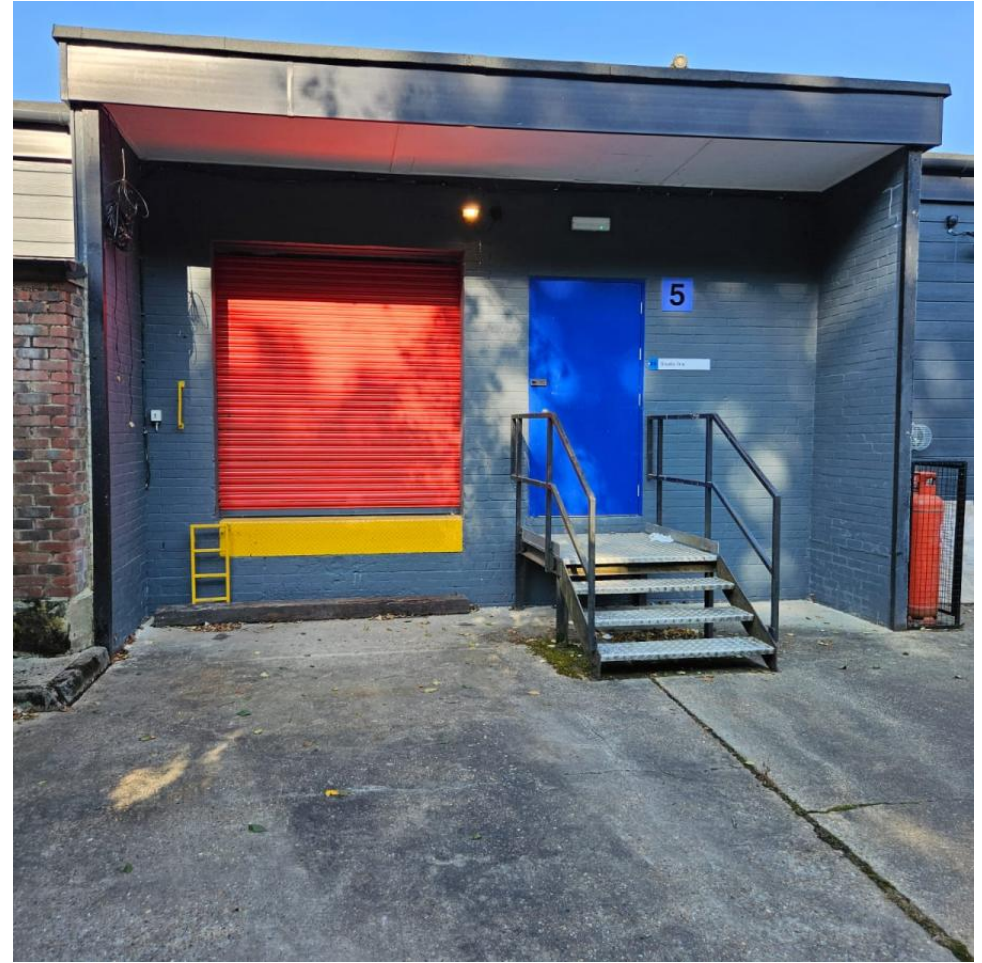
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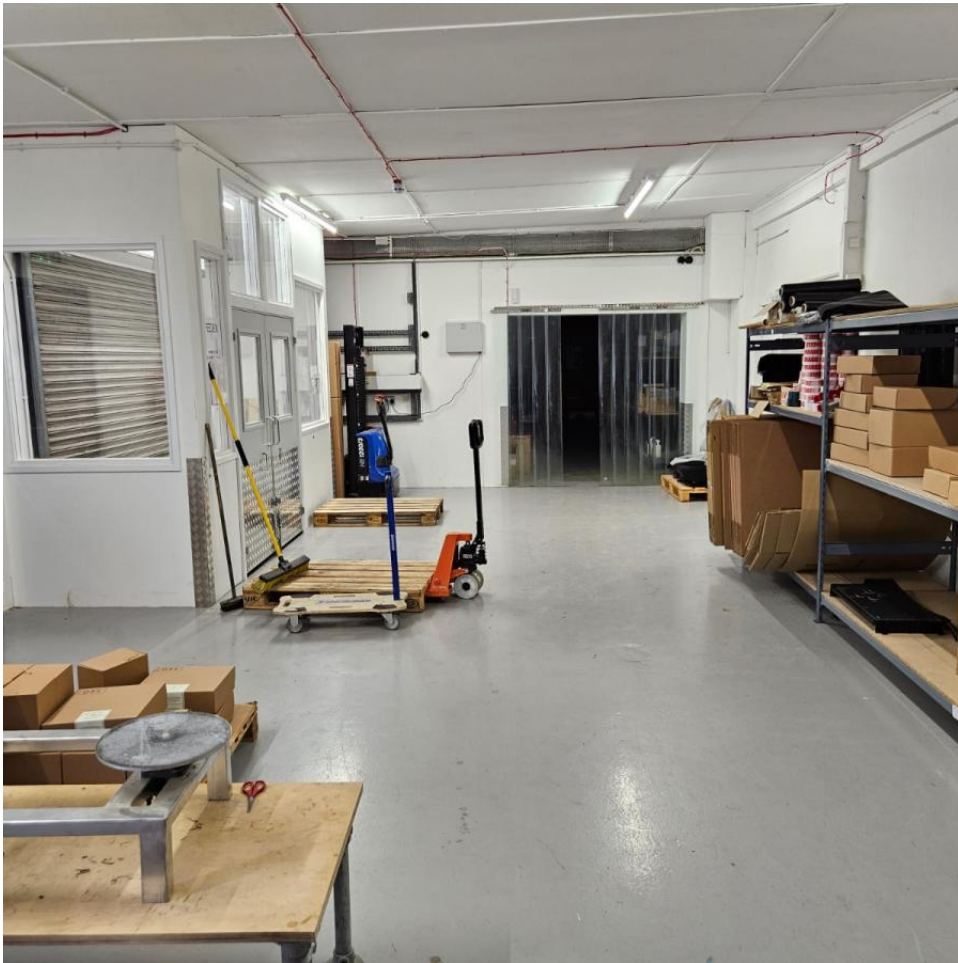
The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
gravesjenkins.com



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