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PROPERTY PEOPLE

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42 Henfield Business Park, Shoreham Road, Henfield BN5 9SL
SUPERB FACTORY/OFFICE/LABORATORY - 1,850 SQ FT (171.87 SQ M)

LOCATION



This very modern building is situated on an industrial estate approx 1 mile south of Henfield Town Centre via the A2037 Shoreham Road.

Description

Comprises ground floor industrial/laboratory with a first floor office/business area.

Accommodation

The approximate net internal floor area is:

Ground Floor: 982 sq ft (91.23 sq m)

First Floor: 868 sq ft (80.62 sq m)

Total: 1,850 sq ft (171.87 sq m)

Amenities

- 4 Car Spaces
- Air Conditioning
- Electric Loading Door
- Excellent Condition

Lease

A new full repairing and insuring lease for a term of five years or 10 years with an upward only rent review at the end of the fifth year.

The lease to be full repairing and insuring outside the Provisions of the Landlord & Tenant Act 1954.

Rent

£21,500 per annum exclusive

Service Charge

£400 + VAT per annum for the upkeep of the common parts.

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 B - 27

Business Rates

Rateable Value: £13,000

Rates Payable: £6,487 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Horsham District Council Rates Department on 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 sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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