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Unit F4 Star Road, Partridge Green RH13 8RA

TO LET: END OF TERRACE WAREHOUSE - 3,900 SQ FT (363.32 SQ M)

# LOCATION



The building is situated on the popular Star Road Industrial Estate, 3 miles from the A24 and 8 miles from Horsham.

## Description

Comprises end of terraced warehouse on a steel portal frame.

## Key Features

- Steel Loading Door
- Lighting
- Male/Female Toilet
- 6 Car Spaces

## Accommodation

The approximate net internal floor area is 3,900 sq ft (363.32 sq m)

## Lease

A new sub-lease is available from April 2022 for a term of 5 years on a full repairing and insuring basis outside the provisions of the Landlord & Tenant Act 1954. The sub-lease is available by assignment at nil premium.

## Rent

£29,250 per annum exclusive

## 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.

## Business Rates

Rates Payable: £13,500 (2025/26)

## VAT

TBC

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







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