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Unit 1 Star Road, Partridge Green RH13 8RA

TO LET: FACTORY/OFFICE - 4,050 SQ FT (376.25 SQ M)

# LOCATION



The property has a prominent frontage to Star Road which is to the south of Partridge Green high street and is accessed via the B2135.

## Description

Brick built/steel construction with the following amenities.

- 7 car spaces
- Secure rear yard
- Electric loading door
- 3 phase power
- Good condition

## Accommodation

The approximate floor area is as follows:

Ground Floor: 3,480 sq ft (323.30 sq m)

First Floor: 570 sq ft (52.95 sq m)

**Total: 4,050 sq ft (375.25 sq m)**

## Lease

A new full repairing and insuring lease for a term to be agreed.

The lease to be outside the Provisions of the Landlord and Tenant Act 1954.

## Rent

£33,000 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.

## EPC

E Rating

## Business Rates

Rateable Value: £33,500

Rates Payable: £16,716.50 (2025/26)

Interested parties are advised to contact Horsham District Council  
Tel: 01403 215100 or [www.horsham.gov.uk](http://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.

## AML

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

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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