



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 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.

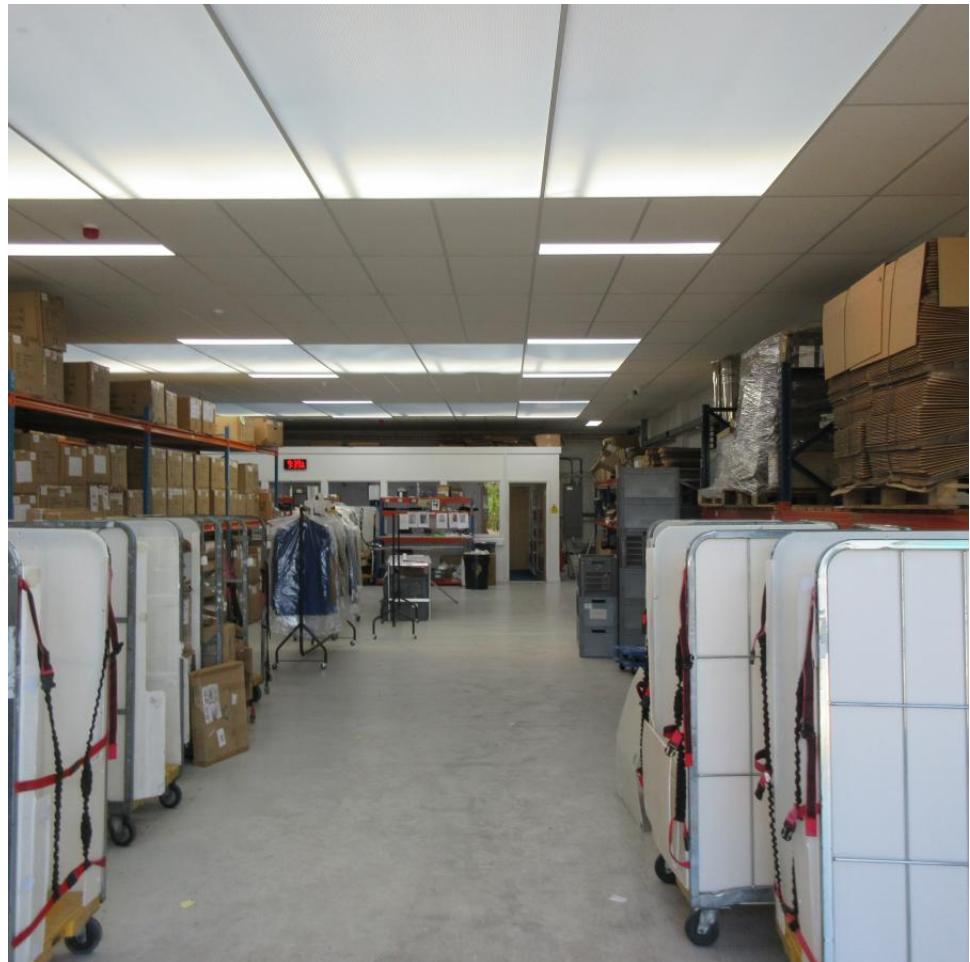
AML

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
gravesjenkins.com



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