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Lot 3 Delspride, Kent Street, Cowfold, West Sussex RH13 8BB  
TO LET: OPEN PLAN MODERN WAREHOUSE WITH SUBSTANTIAL YARD/PARKING - 5,943 SQ FT (552.15 SQ M)

# LOCATION

The property is situated in a rural setting to the east of Cowfold, with everyday amenities in close proximity. The village of Henfield is easily accessible to the south and offers a wider range of facilities, whilst slightly further afield, the market town of Horsham provides a comprehensive range of shopping.

The mainline station at Horsham has services to London Victoria (from 53 minutes) and Haywards Heath station offers journeys to London Bridge (from 40 minutes). Road-users have good access to the A23 and A24 for links to the M25 and the A27 for access to south coast destinations.

## Description

The premises comprise an open plan modern warehouse with associated parking and within a rural farmland location.

Internally, there is a concrete floor laid throughout with loading to 2 aspects. There is a kitchen and WC to one end of the unit.

## Key Features

- Suitable for storage uses
- Good parking/yard provisions
- Rural location

## Accommodation

From measurements taken the gross internal floor area has been calculated as follows:-

Warehouse: 5,943 sq ft (552.15 sq m)

## Lease

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

## Rent

£44,500 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

TBC

## Business Rates

This property is exempt from Business Rates

## 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

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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