



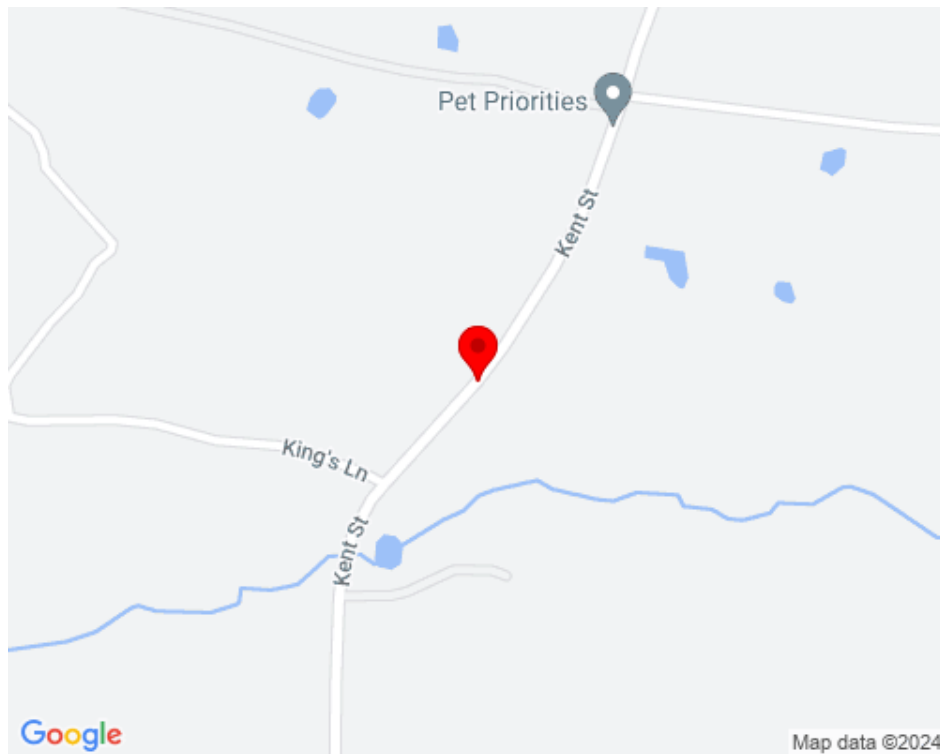
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PROPERTY PEOPLE

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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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