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Units B3 & B5, Horsted Keynes Business Park, Cinder Hill,  
Horsted Keynes RH17 7BA

TO LET: GROUND FLOOR OFFICE & INDUSTRIAL – MAY SPLIT – 822 – 2,667 SQ FT

# LOCATION



Horsted Keynes Business Park is a 35,000 sq ft complex of buildings on a 4.5 acre campus located in an area of outstanding natural beauty just 1 mile from the centre of Horsted Keynes and its vibrant community, local shop and pubs. A 30 minute walk from HKBP via the woodland public footpath connects the Park to the village if you want some exercise!

## Description

Ground floor quasi industrial and office accommodation. Unit B3 is a predominantly open plan office with fully equipped kitchen and WC to the rear. Unit B5 is a well presented industrial / warehouse unit split into 2 main sections and a dock leveller to the front. There is a good sized yard/parking area to the front. There is additional communal parking on the estate.

## Key Features

- Self-contained yard/parking
- Additional parking on the estate
- Quasi industrial/warehouse and office opportunity
- Preference to one tenant for the whole; may split
- Well presented accommodation
- Available immediately, subject to vacant possession

## Accommodation

The approximate gross internal floor area is as follows:

B3 (Office): 822 sq ft (76.32 sq m)

B5 (Industrial): 1,845 sq ft (171.37 sq m)

**Total: 2,667 sq ft (247.69 sq m)**

## Lease

New effective internal repairing and insuring lease.

## Rent

£28,000 per annum exclusive for the whole.

Please apply for rents for independent units.

## Service Charge

A service charge equating to 5% of the annual rent will be levied as a contribution towards the upkeep of the exterior, maintenance and Estate.

## 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

Rating E

## Business Rates

Rateable Value: Unit B3 £7,000 & Unit B5 £11,750

Rates Payable: Unit B3 £3,493 & Unit B5 £5,863.25 (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on



Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.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

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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