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PROPERTY PEOPLE

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Henfield Business Park, Henfield BN5 9SL

TO LET: WAREHOUSE/FACTORY/OFFICE - 3,600 SQ FT (334.45 SQ M)

# LOCATION



The property is located 1 mile to the south of Henfield on the A2037 on this large Business Park. Shoreham is 7 miles to the south and Horsham 13 miles to the north.

## Description

End of terrace building of steel portal frame under green coated pressed steel sheeting with brick construction.

## Accommodation

Ground Floor Warehouse/Factory: 2,189 sq ft (203.36 sq m)  
First Floor Offices: 1,411 sq ft (131.08 sq m)  
**Total: 3,600 sq ft (334.45 sq m)**

## Amenities

- Gas Heating in Part
- 3 Phase Power
- 12 Car Spaces
- Full Height Loading Door
- New Gas/Fire Certificates

## Lease

A new full repairing and insuring lease for a term of 6 years with an upward only rent review at the end of the 3rd year. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

## Rent

£36,000 per annum exclusive

## Maintenance Charge

For the upkeep of the common parts/servicing of security gate/upkeep of CCTV – current annual charge £400 + VAT

## 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 C - 75

## Business Rates

Rateable Value: £34,500  
Rates Payable: £17,215.50 (2024/25)

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.



## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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