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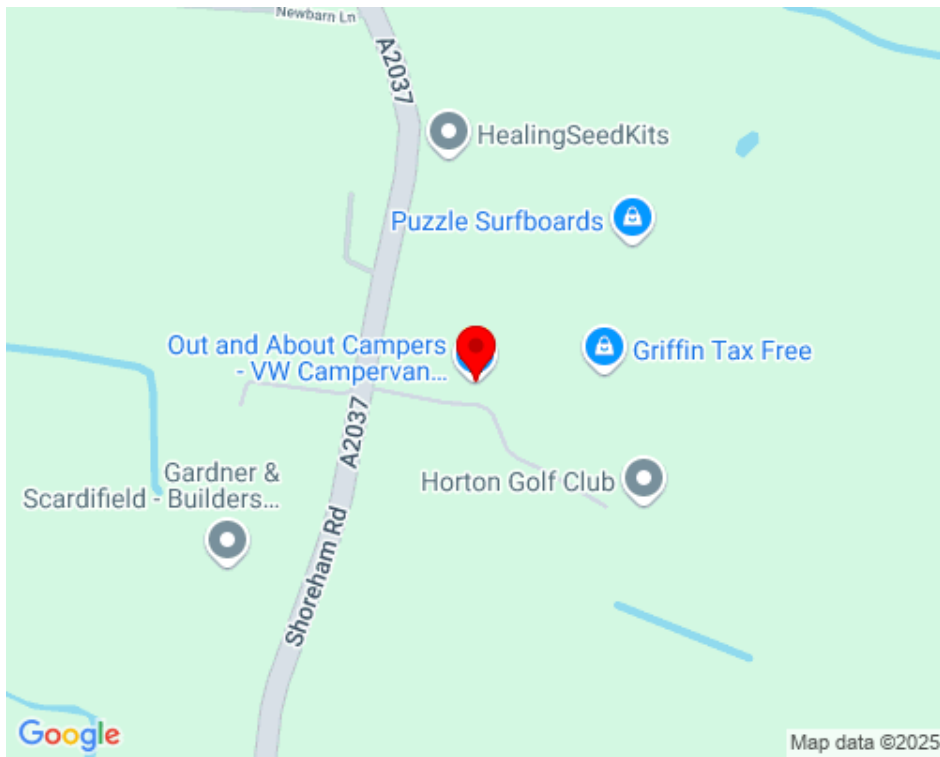
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Unit A Henfield Business Park, Henfield BN5 9SL

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 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
gravesjenkins.com



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