



**UNIT 1, BROOK FARM, BROOK HILL, COWFOLD, WEST SUSSEX, RH13 8AH**

- **STORAGE/ WORKSHOP UNIT TO LET ON FLEXIBLE TERMS**
- **1,242 SQ FT (115.38 SQ M)**
- **SEVERAL SMALL OFFICE SUITES & SMALL STORE ALSO AVAILABLE TO RENT WITH DETAILS ON APPLICATION**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

Cowfold is situated in the heart of Mid Sussex approximately 3 ½ miles to the west of the A23 corridor, with easy access to the Mid Sussex towns of Hayward's Heath, Burgess Hill and Horsham.

Brook Farm is situated to the north of Cowfold on the eastern side of the A281 Horsham Road.

## Description

The unit comprises an open plan industrial unit of brick construction with metal cladding. The unit benefits from the following:

- Concrete floors
- 3m Height loading door
- Communal WC facilities and kitchen area
- Forecourt parking
- Additional small office accommodation available to rent.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Use

Our clients will not consider any motor workshop uses.

## Accommodation

The premises have the following gross internal floor areas:

	Sq m	Sq ft
Unit 1	115 m <sup>2</sup>	1,242 sq ft
Office 1	12.20 m <sup>2</sup>	131 sq ft
Office 2	7.16 m <sup>2</sup>	77 sq ft
Store Room	12.31 m <sup>2</sup>	132 sq ft
Total Floor Area	146.67 m <sup>2</sup>	1,582 Sq Ft

## Terms

The unit is available to let on flexible terms with the tenants having internal repairing and insuring leases. The premises are available to let on a flexible licence agreement or a sub lease on terms to be agreed.

The rent of the industrial unit is exclusive of electricity as our client will arrange for a check meter to be installed to record the power usage and will re-charge that to the tenant.

The sub lease is to be contracted outside of the Landlord & Tenant Act 1954. There is no service charge.

Unit 1 is available to rent for £10,000 per annum exclusive.

Offices 1 & 2 and the store room are also available to rent with rent on application.

## Business Rates - Small business rates relief.

The unit that will be created will need to be re-assessed for business rates. We believe the rateable value for the unit will be eligible for small business rates relief.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## VAT

VAT will not be chargeable on the rent.

## EPC Rating

An EPC has been ordered and it will be available shortly.

## Legal costs

Each party to be responsible for their own costs.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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