



## **UNIT A HENFIELD BUSINESS PARK, HENFIELD, WEST SUSSEX, BN5 9SL**

- **DETACHED WAREHOUSE BUILDING WITH PARKING**
- **TO LET ON A NEW LEASE**
- **3,600 SQ FT (334 m<sup>2</sup>)**
- **WAREHOUSE & OFFICE ACCOMMODATION**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Unit A is situated to the south of Henfield on A2037 which connects to the A27 to the South providing access to the main coastal towns and the A272 and A23 to the North connecting with Crawley and there onto London. Rail connections are available at Hassocks, Haywards Heath, Horsham and Shoreham with the closest being Hassocks which is approximately 7miles to the East.

Henfield Business Park is an established industrial estate in what is otherwise a rural location. Henfield is a large village within Horsham District Council of West Sussex and lies approximately 50 miles south of London, 12 miles north/west of Brighton and 30 miles north/east of Chichester.

## Description

Unit A comprises a large end of terrace Industrial Unit constructed of steel portal frame under green coated press steel sheeting with brick construction to lower level.

## Amenities:

- Metal roller shutter loading door
- Air conditioning
- Sealed unit double glazed windows
- Kitchen on ground floor
- Male and female WC facilities
- Part gas fired central heating
- Parking for 12 vehicles.

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.

## Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground floor	203 m <sup>2</sup>	2,189 sq ft
First floor offices	131 m <sup>2</sup>	1,411 sq ft
Total floor area	334 m <sup>2</sup>	3,600 sq ft

## 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 3<sup>rd</sup> year.

The lease to be outside the provisions of the Landlord & Tenant Act 1954.

## Rent

£30,000 per annum exclusive + VAT.

## Maintenance Charge

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

## VAT

VAT is chargeable on the terms quoted.

## Rateable Value

The current rateable value is £34,500 with a UBR of 49.9 p in £. We suggest you contact the Local Rating Authority for confirmation of the amount payable.

## EPC

The EPC is C (75). Certificate available upon request.



**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

**TIM SHEPHERD**

**01403275275 or 07921056072**

**tshepherd@colyercommercial.co.uk**

**JO PARRY**

**01403275275**

**jparry@colyercommercial.co.uk**

