



UNIT 8, PONDTAIL FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LN

- **LIGHT INDUSTRIAL UNIT TO LET- 1,698 SQ FT**
- **ON SITE PARKING & HIGH SPEED FIBRE BROADBAND**
- **PART OF A THRIVING RURAL BUSINESS COMPLEX**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The entrance to Pondtail Farm is located at a distance of a few hundred metres west of the junction of the A272 Heathfield to Petersfield trunk road and the A24 London to Worthing trunk road. The location provides excellent access on to the national motorway network via the A272, A/M23 and M25. Gatwick Airport is within easy driving distance.

For exact location use the What 3 Words link below:
<https://what3words.com/grazed.diver.booster>

Description

The premises comprise a warehouse unit with the following:

- Loading Door (3m width x 2.65 m height).
- Side window frontage offering excellent natural light
- Male & Female WC's
- Kitchen.
- Fluorescent strip lighting
- Three phase power
- Ample communal parking adjacent

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground Floor	157.70 m ²	1,698 sq ft

Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed. There is a service charge for the upkeep of the communal facilities with further details on application.

Fibre broadband costs upon application.

Rent

£22,000 per annum exclusive.

VAT

VAT is chargeable on the terms quoted.

Business Rates

Small business rates relief available.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £12,000
UBR (2025/2026) 49.9 p in £

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.

EPC Rating

The property has an EPC rating of 84 (D). EPC certificate available upon request.



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.

STRICTLY BY APPOINTMENT WITH LANDLORD'S AGENTS

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