



Superb Factory/Office/Laboratory

42 Henfield Business Park
Shoreham Road, Henfield, BN5 9SL

Industrial / Warehouse

TO LET

1,850 sq ft
(171.87 sq m)

- Modern unit in excellent condition
- Would suit a variety of users
- Ground Floor industrial/laboratory
- First Floor office/business area
- 4 car parking spaces
- Electric loading door

42 Henfield Business Park, Shoreham Road, Henfield, BN5 9SL

Summary

Available Size	1,850 sq ft
Rent	£21,500 per annum
Rateable Value	£13,000
Service Charge	£400 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Description

Superb Factory/Office/Laboratory comprising ground floor industrial/laboratory with a first floor office/business area.

Accommodation

The accommodation comprises the following areas:

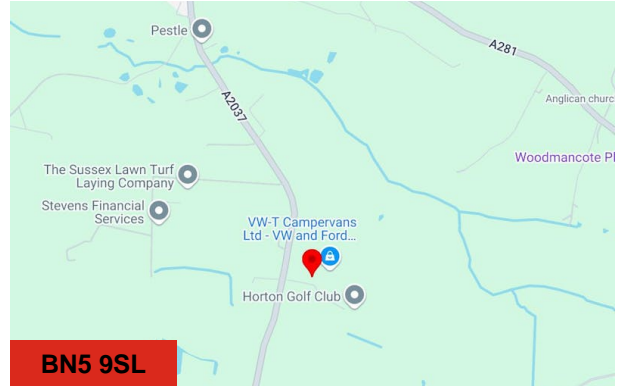
Description	sq ft	sq m
Ground Floor	982	91.23
First Floor	868	80.64
Total	1,850	171.87

Location

This very modern building is situated on an industrial estate approx 1 mile south of Henfield Town Centre via the A2037 Shoreham Road. Amenities include 4 car parking spaces, air conditioning and electric loading door.

Terms

A new full repairing and insuring lease for a term of five years or 10 years with an upward only rent review at the end of the fifth year. The lease to be full repairing and insuring outside the Provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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