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**Commercial Estate Agents, Surveyors, Valuers & Property Managers**

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# WAREHOUSE / FACTORY with OFFICES

## 3,600 ft<sup>2</sup> / 334 m<sup>2</sup> • TO LET



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

Forming part of a spacious modern business park development fronting the A2037 Shoreham Road, approximately 1 mile south of Henfield village centre and 8 miles north of Shoreham-by-Sea. The location is conveniently accessible to the Brighton / Worthing conurbation, Mid Sussex and the A23 / A23 corridors.

The property comprises an end of terrace industrial / warehouse unit with offices, and may suit a variety of industrial / warehouse uses, subject to any necessary consents. Features include 12 car parking spaces.

The accommodation is arranged as follows:

|   |                             |                             |          |                          |
|---|-----------------------------|-----------------------------|----------|--------------------------|
| <b>Ground Floor</b>                     | industrial / warehouse area | 2,189 ft <sup>2</sup>       | /        | 203 m <sup>2</sup>       |
| <b>First Floor</b>                      | offices                     | 1,411 ft <sup>2</sup>       | /        | 131 m <sup>2</sup>       |
| <b>Total Floor Area - approximately</b> |                             | <b>3,600 ft<sup>2</sup></b> | <b>/</b> | <b>334 m<sup>2</sup></b> |

Rateable Value: £24,250

measurements are approximate and gross internal

EPC Rating: C - 75

amenities and services not tested

The property is **TO LET** on a new full repairing and insuring lease for a term of 6 years at a commencing rental of **£33,000 per annum**, plus VAT, exclusive of business rates, estate maintenance charge, building insurance premium and any other outgoings. There will be an upward only rent review at the end of the 3rd year. The estate maintenance charge covers upkeep of the common parts, servicing of security gate and CCTV. The current annual charge is £330 plus VAT.

Viewing by appointment with LETTING AGENT, **GRAVES SON & PILCHER LLP**