



**Spring's Business Park, Edburton, Henfield, West Sussex, BN5 9LN
Various Stores / Offices To Let On Short Term Flexible Agreements**

Springs Business Park
Edburton, Henfield, BN5 9LN

Office, Industrial / Warehouse

TO LET

149 to 1,940 sq ft
(13.84 to 180.23 sq m)

- All-inclusive competitive rents
- Established Class E use, would suit a variety of commercial uses
- Available for immediate occupation
- Communal parking and facilities on site
- Attractive rural location within the South Downs National Park, with easy access to Brighton and Hove, Shoreham and Worthing

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Summary

Available Size	149 to 1,940 sq ft
Rent	£1,800 - £4,500 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Various Offices / Stores available To Let by way of a flexible short term agreement, suitable for a variety of commercial uses. The site has an established Class E use as was formerly used as a salmon smoking, distribution, and retail business. Please note that access is restricted, tenants are able to access the site from 8:00am - 20:00pm. The business park is now under new ownership, with the new owners intending to improve the site over the coming years. There are various communal areas on site to include a breakout barn, WC's and a parking area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Block C Unit 1 - Office/Store	149	13.84	£2,000 /annum
Block C Unit 2 - Office/Store	281	26.11	£3,500 /annum
Block C Unit 3 - Store	822	76.37	£4,500 /annum
Block C Unit 4 - Office/Store	171	15.89	£2,500 /annum
Block C Unit 5 - Office/Store	311	28.89	£3,750 /annum
Total	1,734	161.10	

Agents Note

Please note that Block E is available To Let by way of separate negotiations - a 1,257 sq ft self-contained detached Class E building. There is also further storage space available on site, which is approximately 629 sq ft. The total current available space across the site is 4,896 Sq Ft, further details and a site plan are available upon request.

Location

Spring's Business Park is located in the historic village of Edburton, approximately 6.5 miles northwest of Brighton city centre and 3 miles to the South of Henfield. The business park sits within the picturesque South Downs National Park.

Tenure

The Stores / Offices are available by way of short-term agreements for a term of 3 years, with a mutual break option whereby either party can terminate the tenancy agreement at any time after 12 months by giving 1 month's prior written notice. The agreement will be granted outside of The Landlord & Tenant Act 1954. Please note that a 1 month rent deposit will be held for the duration of the term and rental payments will be required monthly in advance.

All Inclusive Fees

Please note that the above fees for Blocks C and F are based on an all-inclusive basis. It is the tenant's responsibility to gain their own contents insurance and Wi-Fi connection should they require this.

VAT

Please note that the quoting terms may be subject to VAT.



Viewing & Further Information



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