



Warehouse / Factory / Office

Unit A

Henfield Business Park, Henfield, BN5 9DY

Industrial / Warehouse

TO LET

3,600 sq ft

(334.45 sq m)

- Parking for 12 Cars
- Full Height Loading Door
- 3 Phase Power

Unit A, Henfield Business Park, Henfield, BN5 9DY

Summary

Available Size	3,600 sq ft
Rent	£36,000 per annum plus VAT
Rateable Value	£34,500
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

End of terrace building of steel portal frame under green coated pressed steel sheeting with brick construction.

Amenities:

- * Gas Heating
- * 3 Phase Power
- * 12 Car Spaces
- * Full Height Loading Door
- * New Gas / Fire Certificate

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Warehouse/Factory	2,189	203.36
1st Floor Offices	1,411	131.09
Total	3,600	334.45

Location

The property is located 1 mile to the south of Henfield on the A2037 on this large Business Park. Shoreham is 7 miles to the south and Horsham 13 miles to the north.

Terms

A new full repairing and insuring lease for a term of 6 years with an upward only rent review at the end of the 3rd year. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

Maintenance Charge

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



Viewing & Further Information



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