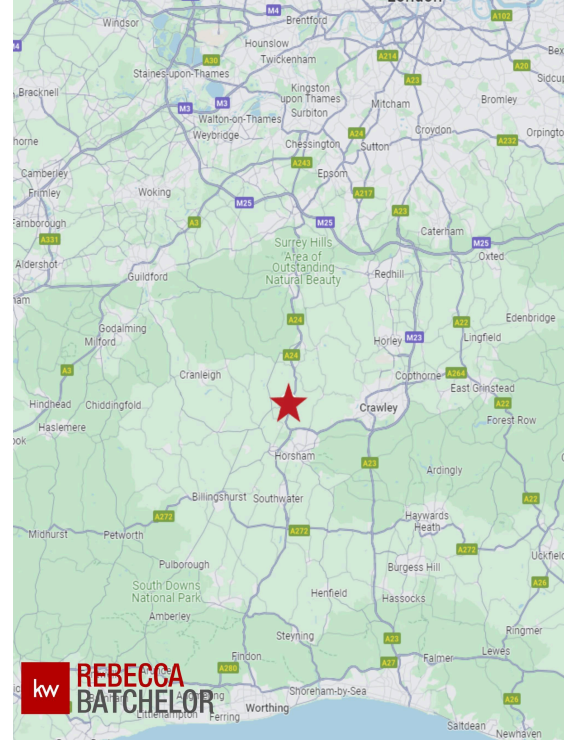




# REBECCA BATCHELOR

Detached Commercial  
**£2,500pcm**



## Unit 2, Tickfold Farm, Horsham, West Sussex

DIRECT ACCESS TO A24 & A29  
UNIT 2 KINGSFOLD RH12 3SE

Located at Marches Farm Business Park, Off Marches Road in Kingsfold, this unit offers a modern building with parking in beautiful surroundings with direct access to the A24 and close to the A29.

Unit 2 is a detached steel portal frame with composite profile steel cladding and partial concrete walls under a pitch sheeted roof.

Externally there is a good sized forecourt which offers parking space and space for loading.

The unit will be available 31st March 2024.

### Key Features

- DIRECT ACCESS TO A24 & A29
- 2,500SQ FT (232.25 SQ M) Business Unit
- Fully insulated roof, walls and loading door.
- Electric Roller Shutter Door
- 5.1M Eaves, rising to 6.4m at apex height.
- Smooth floated finish concrete floor
- Steel personnel access door
- 3 Phase power available
- Suspended LED lighting



## TERMS

The unit is being offered for rent on a full repairing and insuring lease basis for a 5yr term. The lease will be excluded from the security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II)

**Tenant Break Clause** - The tenants will be granted a break option at the end of the third year, subject to giving the landlord no less than 4 months prior written notice.

**Full repairing and insuring**- The landlord will insure the building, and will recover the premium amount from the tenant.

The tenant to be permitted to carry out non structural partitioning works without consent, all other non-structural alterations will only be permitted with Landlords Consent, not to be unreasonably withheld.

The landlord will be permitted to seek full reinstatement at expiry. The tenant will not be permitted to sub-let or assign part only of the demised premises.

Each Party is responsible for their own legal costs.

## USER

Classes B1/B8 of the Town & Country Planning (Use Classes) Order with the consent of the landlord, not to be unreasonably withheld.

## PARKING

The agreement will include 3 parking spaces and a single space for a 16-ton lorry. Further parking will be considered.

**DEPOSIT** A rental deposit of 3 months rent will be required **RENT** £30,000 per annum, payable monthly in advance.

## BUSINESS RATES

TBC

**VIEWING ARRANGEMENTS** By appointment with agent.

Rebecca Batchelor - Keller Williams  
07464 043045

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

The owner of the property is related to a Keller Williams Agent



