



**hamlyn
smith.**

Henfield Business Park, Henfield, BN5 9SL

£20,000 per annum

hamlyn smith.

Introducing a versatile office space nestled on the outskirts of Henfield, this premises offers a contemporary two-storey building dedicated to office use. The ground floor presents three distinct office areas or meeting rooms, while the upper level boasts an expansive open-plan layout.

- Newly built office space
- 1016 sqft
- Parking
- New fully repairing lease
- Length and terms negotiable
- VAT applicable





hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



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hello@hamlynsmith.co.uk

Highlighted amenities include suspended ceilings, inset LED lighting, and electric heating for comfort and efficiency. Additionally, there is a fitted kitchenette and WC. Parking is ample with several spaces onsite, supplemented by visitor parking.

Conveniently positioned within the Henfield Business Park, just south of the town center and accessible via the A2037 Shoreham Road. Shoreham, Horsham and Brighton are within easy reach, situated approximately 15, 11 and 13 miles away respectively.

Lease

A new full repairing and insuring lease is available on terms to be agreed. The lease shall be granted outside of the Landlord and Tenant Act 1954.

VAT

VAT will be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

There is a small charge for the upkeep of the security entrance gate and common parts. Details on application.

