



**hamlyn  
smith.**

Henfield Business Park, Henfield, BN5

**£1,000 Per**

# hamlyn smith.



null Bedrooms



null Receptions



null Bathrooms

First floor office space with shared facilities available for immediate occupancy. Consisting of two separate office spaces is this newly built commercial unit which comes with access to a kitchenette and WC facilities on the ground floor. Parking is also available.



- First floor office space
- Flexible lease terms
- Parking
- Shared facilities







# hamlyn smith.

 50 Goldstone Villas, Hove, BN3 3RS

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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.

