



**INDUSTRIAL / TRADE
COUNTER / WAREHOUSE**

2,421 Sq Ft
(225 Sq M)

RENT: £22,000 Per Annum

Light Industrial /
Warehouse
Premises with
Parking on
Established
Industrial Estate

- + Situated on Popular Henfield Business Park
- + Superb Transport Links - Close to A24, A259 & A27 Roads
- + 3 Phase Power, Concrete Flooring, Security Grills on Doors & Shutters
- + Ground Floor Warehouse with Attractive Reception. First Floor Mezzanine Storage & Office
- + Parking Area To Front
- + Available By Way of Brand New Lease



Location

The unit is situated to the South of Henfield on the A2037 which connects to the A27 to the South providing access to the main coastal towns and the A272 and A23 to the North connecting with Crawley and there onto London. Rail connections are available at Hassocks, Haywards Heath, Horsham and Shoreham with the closest being Hassocks which is approximately 7 miles to the East.

Henfield Business Park is an established industrial estate in what is otherwise a rural location. Henfield village is within Horsham District Council and lies approximately 50 miles south of London, 12 miles north/west of Brighton and 30 miles north/east of Chichester.

Description

Unit D is a mid terrace, two storey light industrial unit constructed of steel portal frame under green coated press steel sheeting with brick and block construction to the lower level complemented by sealed unit double-glazed windows and door. There is a large metal roller shutter door, male/disabled and female cloakroom, two kitchen areas, large ground floor industrial area with mezzanine over. Outside, to the front of the property is a large parking area providing parking for numerous vehicles.

The property can be accessed via either the roller shutter door directly into the warehouse or via pedestrian door leading to a spacious reception area. An internal staircase leads to a large open plan mezzanine area that overlooks the warehouse and contains a separate office at one end. The property would suit a variety of commercial uses, subject to obtaining any necessary changes in planning consent.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Reception Area	287	26
Ground Floor Kitchen	36	3
Ground Floor Warehouse	1,201	111
Mezzanine – Open Plan Area	678	63
Mezzanine - Office	219	20
Total	2,421	225

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £TBC.

Estate Service Charge

Unit D contributes approximately £100 per calendar month towards the estate service charge. Exact details TBC.

Summary

- + **Rent** - £22,000 Per Annum Exclusive
- + **VAT** – To Be Charged on The Rent
- + **Buildings Insurance** – Circa £800 Per Annum, Will Vary Depending On Tenants Use
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(60)

Viewing & Further Information

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