



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Unit 21 Star Road

Partridge Green, Horsham, RH13 8RA

£19,800 Per annum

James and James Commercial are delighted to bring to the market this industrial unit/warehouse To Let.

Situated on the well established Star Road Trading Estate the property comprises of a good size open plan warehouse with 2 additional storage/office areas. There is parking for 2 cars.

Star Road Trading Estate is located to the south of Partridge Green Village. Partridge

Green is located at the intersection of the B2135 and B2116 being approximately 16 miles to the northwest of Brighton and approximately 9 miles south of Horsham. The nearest railway station is located in Horsham with regular services running to London Victoria, Gatwick Airport and coastal towns.

£19,800 pa. A deposit equivalent of 2 months rent is required.

Buildings Insurance and Service Charge is £120 per quarter.

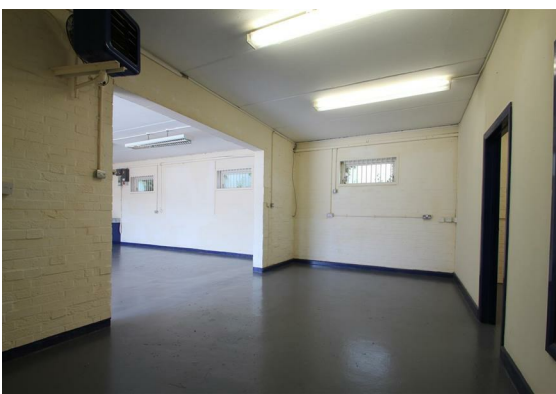
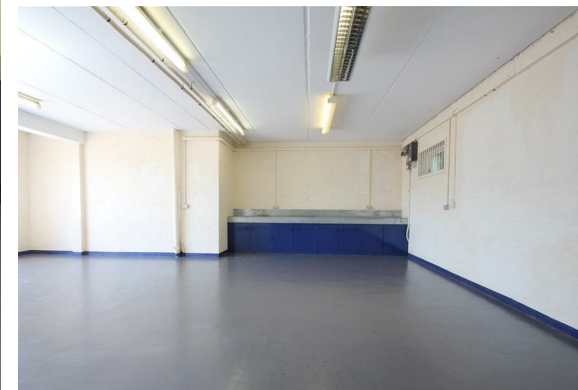
Lease Terms - A new 5 year Lease with yearly RPI Rent Reviews.

EPC Rating - E

Ratable value advertised online by GOV.UK is £11,500. Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.

Main Unit
30'09 x 23'29 (9.37m x 7.01m)

Extension of Main Unit
11'04 x 20'59 (3.45m x 6.10m)





Storage Area 1
11'85 x 13'15 (3.35m x 3.96m)

Storage Area 2 /Office
11'76 x 16'62 (3.35m x 4.88m)



Floor Plan



Viewing

Please contact our James & James Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

