



**Milfields Barn**  
Rowhook Road, Horsham, West Sussex RH12 3PZ

**TO LET**

## THREE B1/B8 UNITS

Size 4,200 sq ft on 0.48 acre site

### Key Features:

- To be subject to a full refurbishment on agreement of terms
- On site car parking
- Unit sizes from 1,310 sq ft up to 4,200 sqft with an eaves height of 5.1m (16 ft 9 inches)
- Opportunity for self contained secure site and yard if taken by one occupier
- Available by way of a pre-let/s on a new full repairing and insuring basis for a minimum term of 6 years subject to an upward only rent review after 3 years





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## Location

The property location is off a private roadway accessed from Rowhook Road, Rowhook. Whilst in an attractive rural setting, the A29/A291 trunk roads are within 1 mile giving access to the closest major town of Horsham in 6 miles with Guildford about 17 miles distant.

Gatwick Airport/Crawley is within 17 miles, also giving access to the M23 and thereafter the M25.

## Accommodation

The site is generally rectangular in nature on a level plot and an approximate site area of 0.5 acres (0.2 hectares).

It is proposed that a full refurbishment of the barns will be undertaken subject to a pre letting agreement.

The specification of the proposed refurbishment to include:

- Newly clad and insulated elevations
- New roof
- Lighting
- Power to a distribution board
- WC facilities for each unit
- Roller shutter doors with inclusive or separate pedestrian door

There is ample parking on site.

The units have mains drainage. There is no gas to the site. Foul drainage is to a septic tank.

## EPC

To be assessed.

## Planning

The premises benefit from Class B1 Business and B8 Storage and Distribution use within the Use Classes Order 1987 (as amended).

## Terms

The units are offered individually or together on the basis of a pre-let/s subject to a minimum term of 6 years and an upward only rent review at the 3rd year.

Leases will be on full repairing and insuring terms. The initial rent will be the equivalent of £10 per sqft exclusive of all other outgoings.

## Business Rates

To be assessed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS

10 June 2020



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## Proposed Site Plan and Location Map

