

**1,972 SQ FT (183.2 SQ M)**

**RURAL OFFICES TO LET – RENT FREE AVAILABLE**

**\*GOOD ROAD LINKS TO THE A29, A24 & A23\***

**\*SECURE GATED ENTRANCE & CCTV SITE SURVEILLANCE\***



***RETAIL & MEDICAL RELATED USES WELCOME***

**THE BARN, DAWES FARM**

**BOGNOR ROAD**

**WARNHAM**

**WEST SUSSEX**

**RH12 3ZG**

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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

Dawes Farm is located on the A29 (Bognor Road), between the villages of Ockley and Warnham, which are located to the north (3 miles) and southeast (2 miles) respectively. The A29 / A281 junction with links to Horsham town centre, the A23 and motorway network is located approximately 1.7 miles to the immediate south. The entrance to Dawes Farm, which partly fronts the A29 carriageway, is located on the left (travelling north), approximately 150 metres north of Marches Road, which connects to the A24 at Kingsfold.

## DESCRIPTION

The subject premises form part of a courtyard development, comprising other offices and storage units within a rural business park. The accommodation offers a largely open plan arrangement with ancillary rooms and storage areas.

## ACCOMMODATION (Net Internal Areas)

### Ground Floor

Offices/Tea Point /Toilets 1,007 sq ft (93.6 sq m)

### Mezzanine

Offices 965 sq ft (89.6 sq m)

Total Accommodation 1,972 sq ft (183.2 sq m)

## SITE & PROPERTY FEATURES

- Secured gated entrance
- Site CCTV
- Good on-site parking
- Male / female toilets
- Tea Point
- Velux windows

## RENT

£16,750 + VAT per annum exclusive, payable quarterly in-advance.

## TERMS

The offices are available for rent upon a new full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## RENT FREE

Three months' rent free is available on lease proposals offering two or more years.

## ESTATE SERVICE CHARGE

There is a quarterly service charge payable for the maintenance of the common areas. The charge principally includes the supply of water, sewage plant maintenance, lighting to common parts, estate security (CCTV), fire alarm servicing, all mowing and gardening maintenance to pathways, parking area and landscaping. **TBC**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this unit falls within Band C (55). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

## BUSINESS RATES (2026/20276 FINANCIAL YEAR)

To be confirmed.

## PLANNING

The property falls within Class E (i) Offices of the Town and Country Planning (Use Classes) Order 1987 (as amended). Under permitted changes within Class E, the premises may be used for medical, retail and leisure related uses. We would strongly advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted changes. Alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

## VIEWING ARRANGEMENTS

By appointment with sole letting agent's Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

## CONTACT

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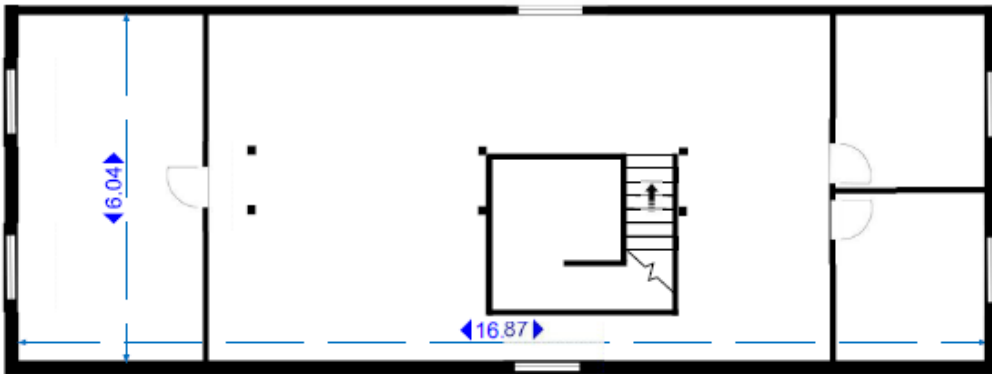
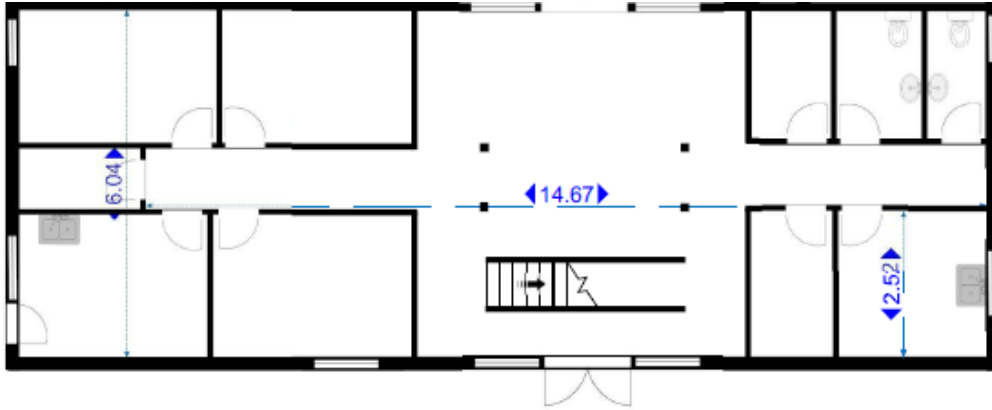






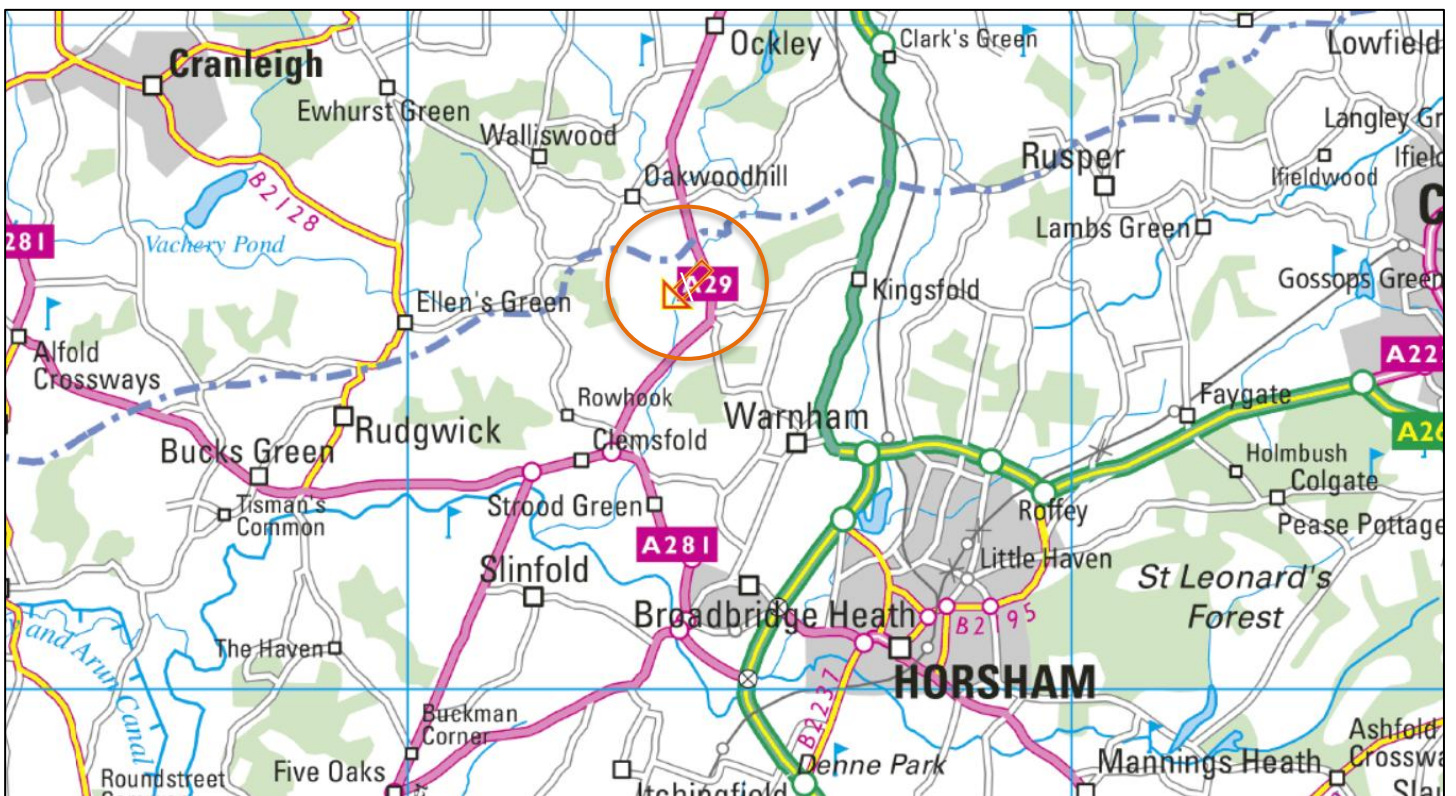
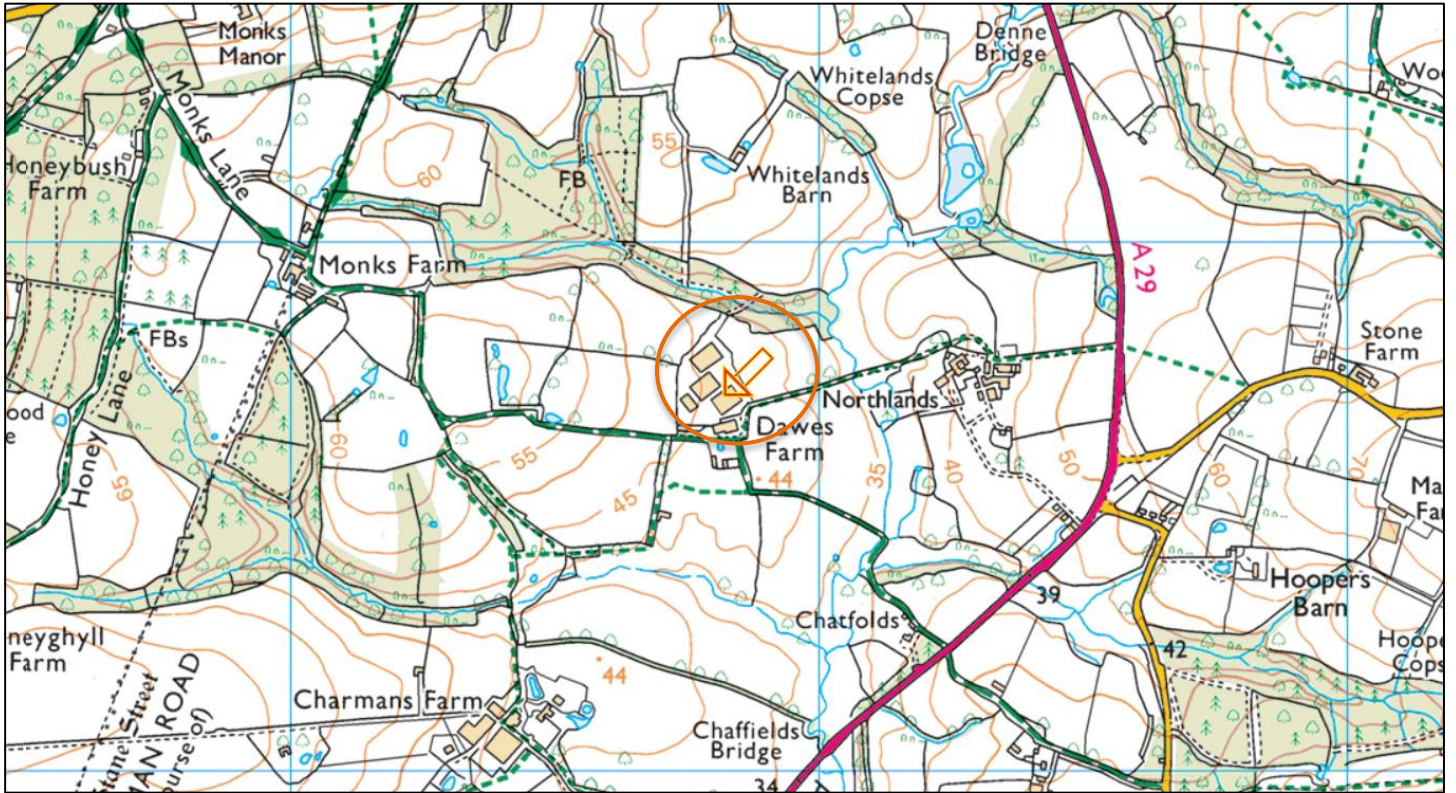
FLOOR PLAN - NOT TO SCALE

GROUND FLOOR



FIRST FLOOR

## LOCATION MAPS - NOT TO SCALE



**Agent's Notice** - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.