

1,122 SQ FT (104.25 SQ M)
BUSINESS UNIT / WORKSHOP TO LET
EXCELLENT ROAD LINKS TO THE A23/M23 & A27



100% SMALL BUSINESS RATES RELIEF AVAILABLE
UNIT 23B FIRSLAND PARK ESTATE
ALBOURNE ROAD
ALBOURNE
WEST SUSSEX
BN6 9JJ

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

LOCATION

Firsland Park Estate is situated approximately 7 miles southwest of Burgess Hill, 12 miles northwest of Brighton and approximately 3 miles to the northeast of Henfield Village. The estate entrance is located on the northern side of Henfield Road (B2116), between Wineham Lane and Twineham Lane. The A23 linking the M23 and A27 lay approximately 3 miles to the immediate east. A location plan is best viewed online through Google Maps by typing in the estate's postcode BN6 9JJ

Major Road Connections	Distances in Miles
A23	3 miles to the east
Gatwick via A23	20 miles to the north
M23 (Junction 11) via A23	12.8 miles to the north-east
A27	8.6 miles to the south

DESCRIPTION

Firsland Park Estate is a 12 acre multi-let business park, comprising a number of old and new industrial units, workshops, and open storage compounds of varying sizes. The subject unit is of timber framed, concrete block construction under a pitched corrugated sheeted roof.

ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 1,122 sq ft (104.25 sq m)

UNIT FEATURES

- Connected to 3 phase power
- Steel loading doors 2.0m (W) x 2.4m (H)
- Personnel door
- BT telephone point

RENT

£9,600 per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. There is no VAT or estate service charge payable. A three-month rental deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

Please Note: *Our client will not consider vehicle related uses.*

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £9,700. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £4,190.40. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

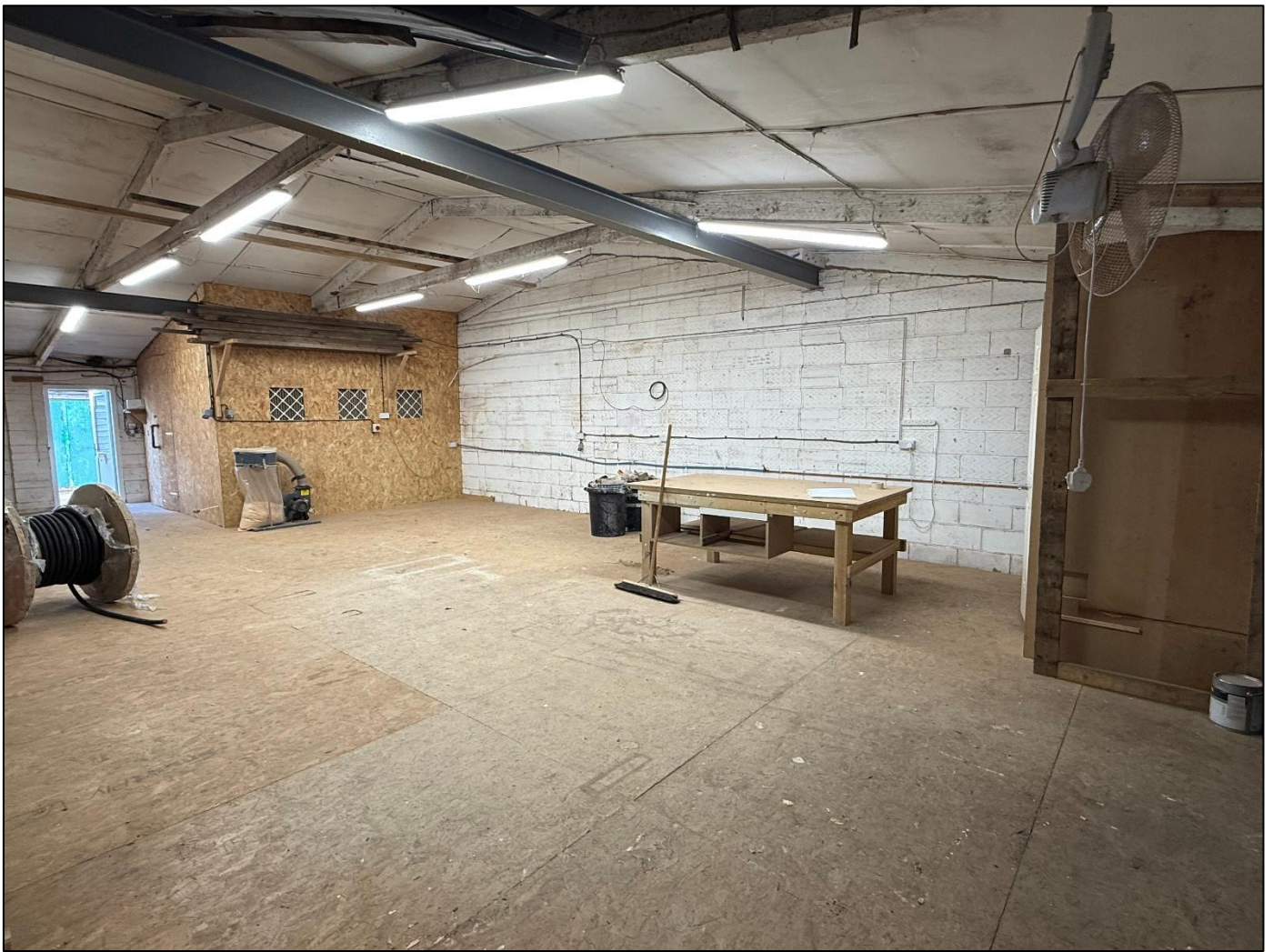
Andrew Algar - Head of Commercial Property

01403 282 519

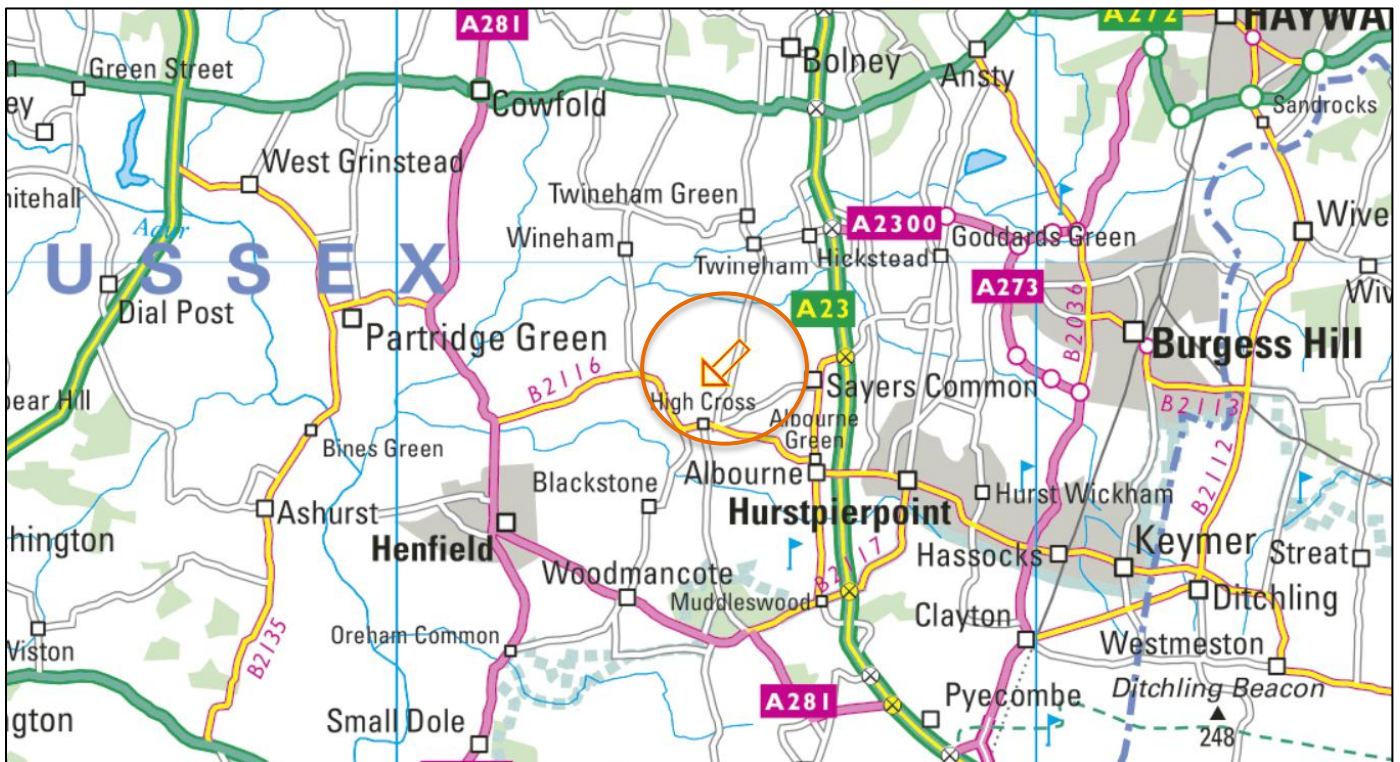
07868 434 449

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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.