

883 SQ FT (87.38 SQ M)
WORKSHOP / STORAGE PREMISES TO LET
100% SMALL BUSINESS RATES RELIEF AVAILABLE



FLEXIBLE TERMS WITH TENANT BREAK OPTIONS

UNIT 7 FIRSLAND FARM
HENFIELD ROAD
ALBOURNE
WEST SUSSEX
BN6 9JJ

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

LOCATION

Firsland Farm is situated approximately 7.4 miles southwest of Burgess Hill, 11.9 miles northwest of Brighton and approximately 3.7 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 2.7 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	2.7 miles east
A27	8.2 miles south
M23 (Junction 11) via A23	12.7 miles northeast

DESCRIPTION

The subject unit forms part of a courtyard complex comprising offices, workshops and storage units.

ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 883 sq ft (87.38 sq m)

The property benefits from a tea-point and its own WC facility.

TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A three-month rental deposit will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II). There is a charge of £250 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

RENT

£6,900 per annum exclusive, payable monthly in-advance by bank Standing Order.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £8,600. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £3,715.20. 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

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and graded a Band D (100) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

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

CONTACT

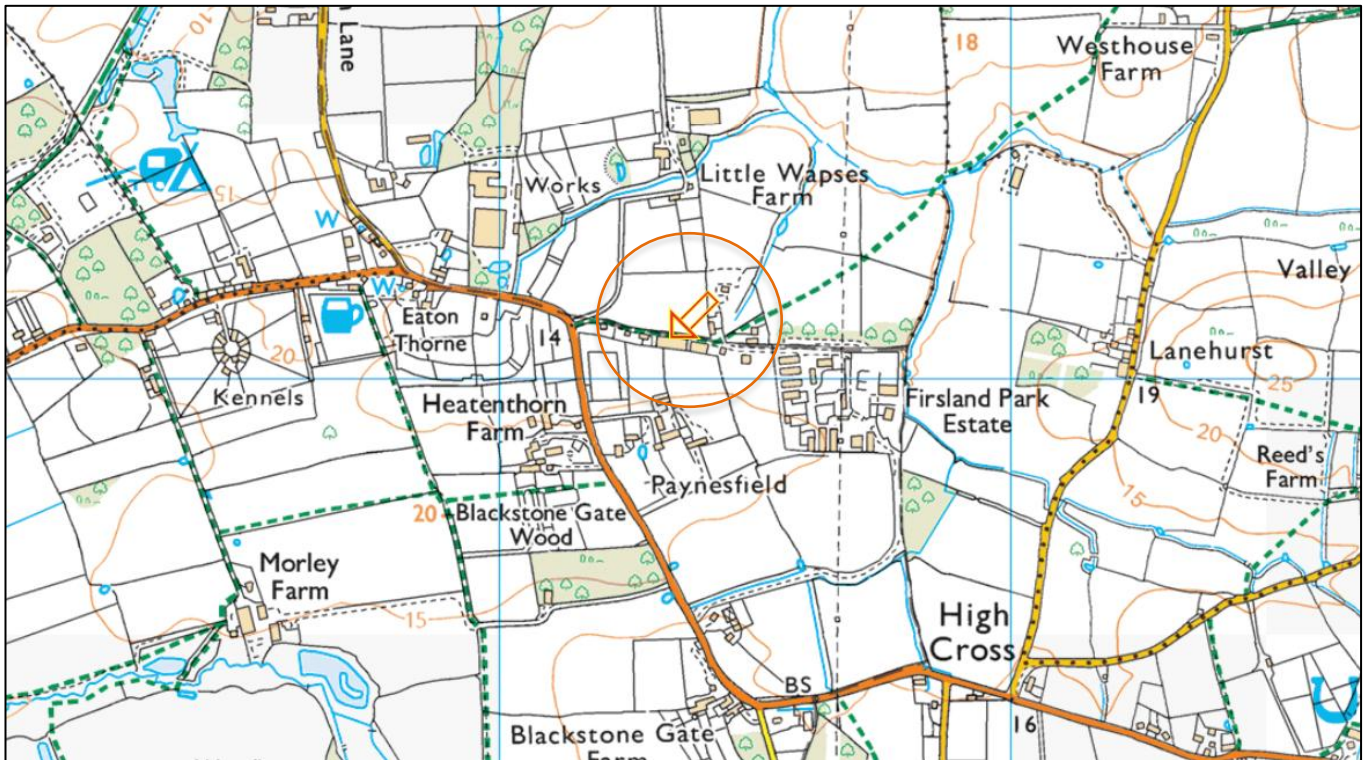
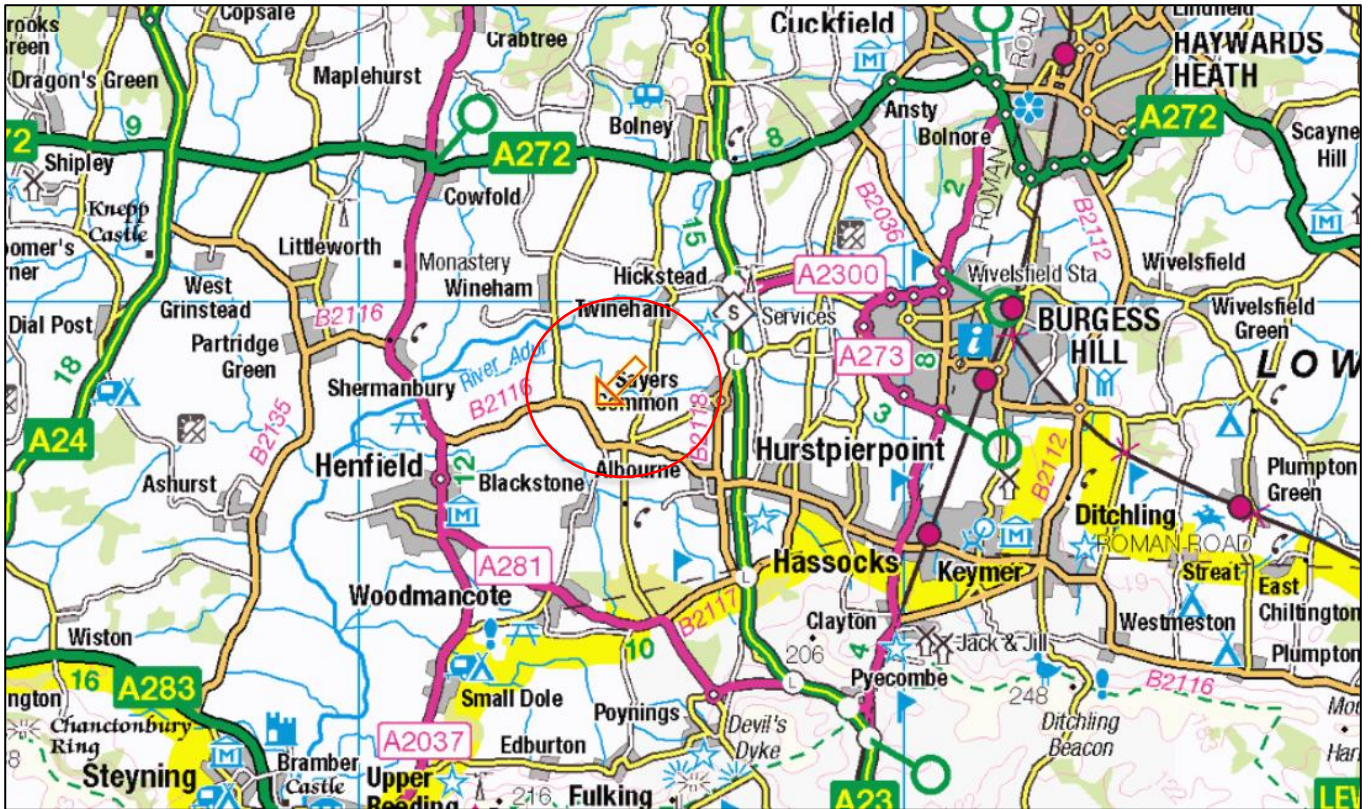
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Estate entrance from Henfield Road (B2116)



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.