

**4,306 SQ FT (400 SQ M)  
RURAL STORAGE BARN TO LET**



**STORE 3 HILL FARM  
HILL FARM LANE  
PULBOROUGH  
WEST SUSSEX  
RH20 1BW**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

Pulborough is located in West Sussex at the junction of the A29 (London Road) and A283 (Lower Street), between Billingshurst to the north (approximately 6 miles) and Arundel to the south (approximately 9 miles). Serving a largely rural community, the village has a good range of local facilities, including a mainline railway station which provides direct services to London Victoria in 1 hour and 15 minutes. Hill Farm lies approximately 1.6 miles to the northeast of Pulborough village centre via the A29 (Stane Street). Due to its narrowness, Hill Farm Lane is not suitable for commercial vehicles in excess of 18 tonnes.

## **DESCRIPTION**

A steel framed unit with partial concrete walls under a cement corrugated roof with 10% translucent light panels. Externally, the property has area for parking, loading and unloading

## **ACCOMMODATION**

Gross Internal Area        4,306 sq ft (400 sq m)

## **UNIT AND SITE BENEFITS**

- Electric entrance gate
- Connected to mains power
- Concrete floor surface
- 10% natural roof lights
- 4.2m eaves height, rising to 7.7m (max height)
- Energy saving sodium lighting
- Electric roller shutter loading door 3.3m (h) x 3.8m (w)
- Communal kitchen and WC facility available

## **TERMS**

The unit is available upon a simple farm tenancy agreement, which is designed for easy reading and quick occupation. A rental deposit equivalent to three months will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

## **RENT**

£32,000 per annum exclusive, payable monthly in-advance by bank standing order.

## **BUSINESS RATES (2026/2027 FINANCIAL YEAR)**

Further details on request.

## **VIEWING ARRANGEMENTS**

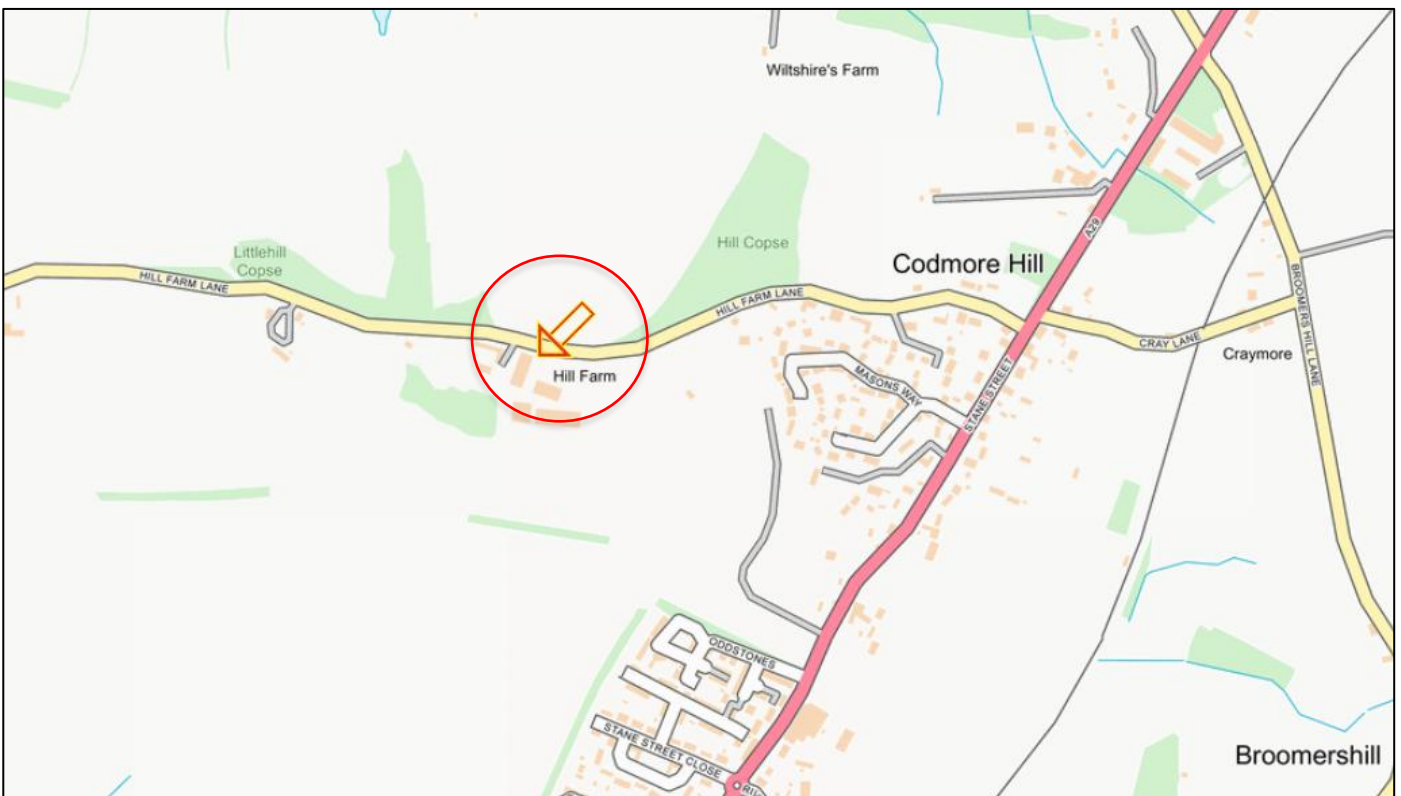
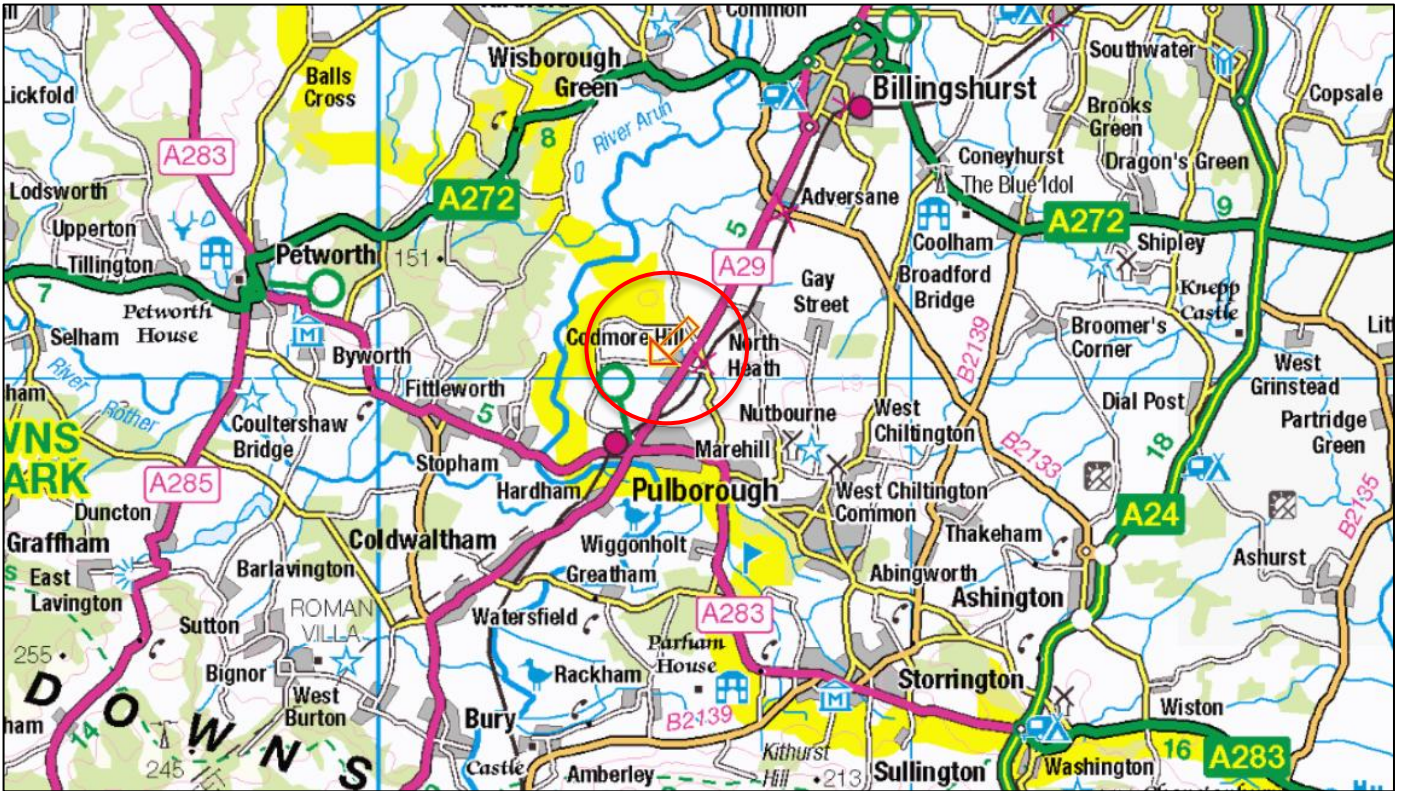
Strictly by appointment through Henry Adams Commercial, 50 Carfax, Horsham, W Sussex RH12 1BP

## **CONTACT**

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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.