
1,890 SQ FT (176 SQ M)
INDUSTRIAL / STORAGE UNIT TO LET
EXCELLENT ROAD LINKS TO THE A23 & A27



33.33% SMALL BUSINESS RATES RELIEF AVAILABLE
UNIT 26 WINTERPICK BUSINESS PARK
HURSTPIERPOINT ROAD
HENFIELD
WEST SUSSEX
BN5 9BJ

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

LOCATION

Winterpick Business Park is situated approximately 7 miles south-west of Burgess Hill, 12 miles north-west of Brighton and approximately 2.5 miles to the north-east 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 3.3 miles to north-east. A location plan is best viewed through Google Maps by typing in the estate's postcode BN5 9BJ

Major Road Connections	Distances in Miles
A23	3.3 miles north-east
Gatwick via A23	20.5 miles north
M23 (Junction 11) via A23	12.9 miles north-east
A27	8.3 miles south

DESCRIPTION

Winterpick Business Park forms an 8 acre multi-let business park, comprising various sized units, workshops and open storage land. The unit is of concrete frame and brick construction under a pitched sheeted roof.

ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 1,890 sq ft (176 sq m)

RENT

£17,500 per annum exclusive, payable quarterly in-advance.

TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. 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

ESTATE SERVICE CHARGE

There is an annual estate service charge of £604.80 payable, the charge principally covers road maintenance, landscaping, site security maintenance (CCTV/electric gate), supply of water and maintenance to Klargester treatment plant.

ANNUAL BUILDINGS INSURANCE

£529.20

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The online advertised Rateable Value by GOV.UK is £10,750. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £4,644. There is currently 33.33% 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 by following www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

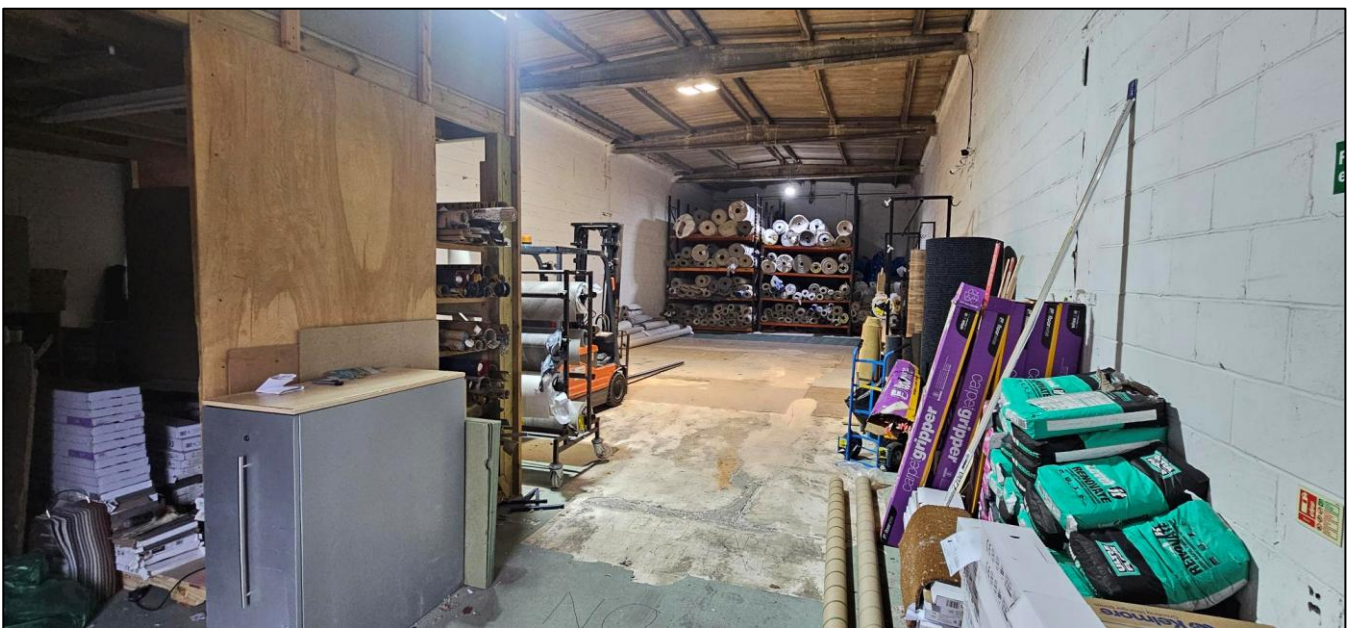
CONTACT

Andrew Algar – Director of Commercial Property

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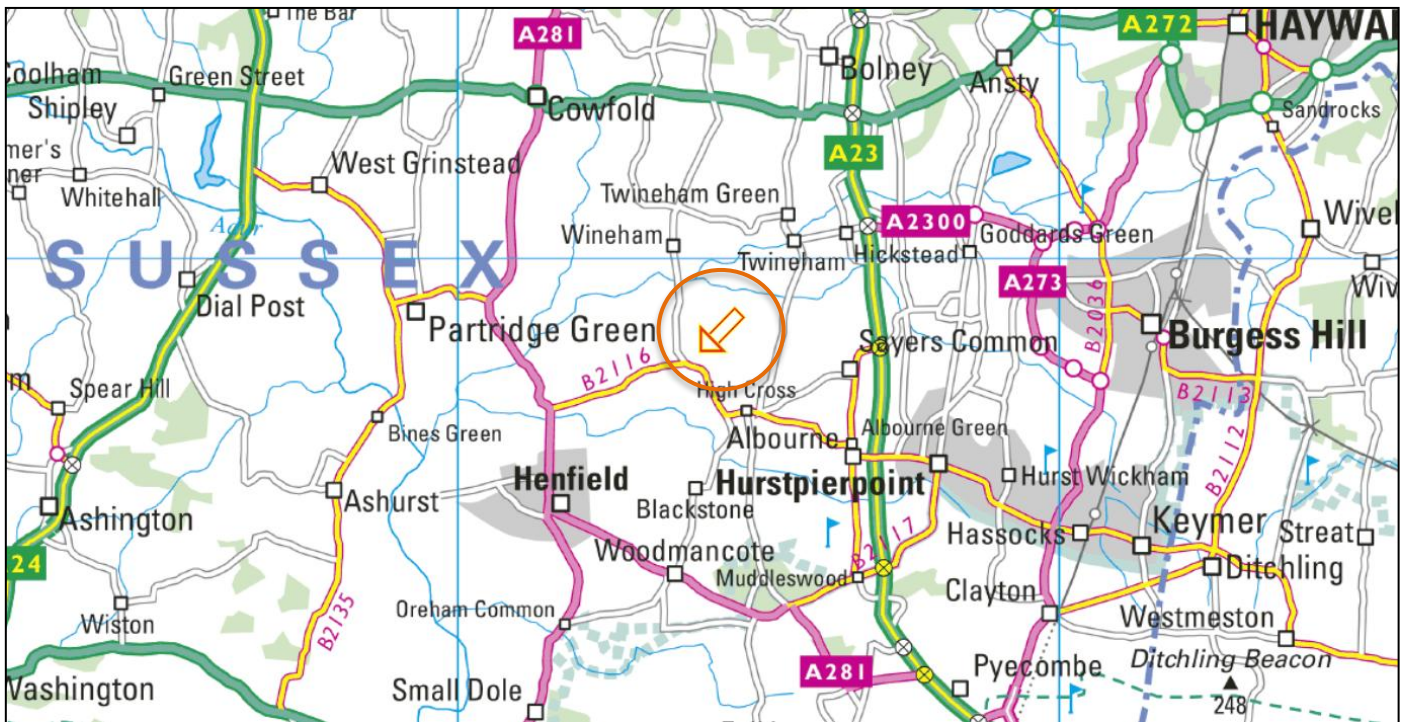
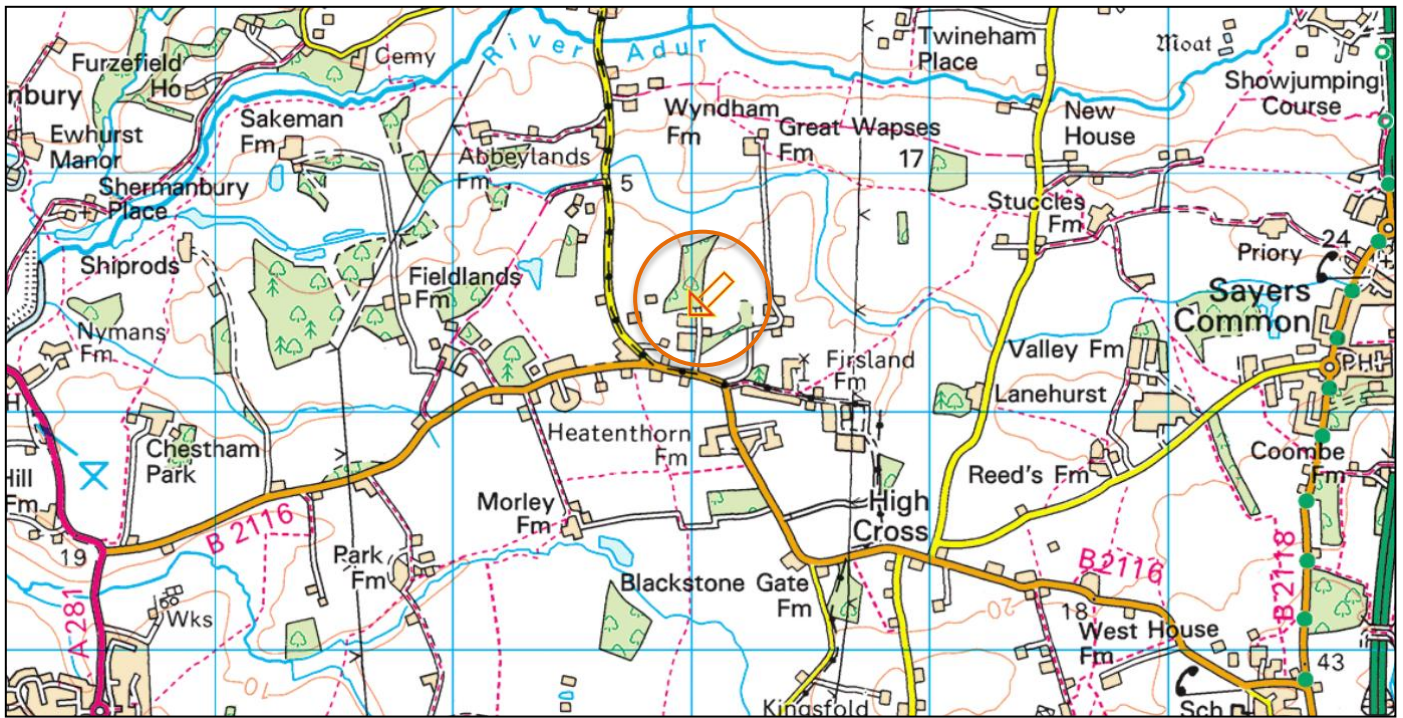
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LOCATION MAPS - NOT TO SCALE



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.