

336 SQ FT (31.2 SQ M)
STORAGE UNIT TO LET

100% SMALL BUSINESS RATES RELIEF AVAILABLE



AVAILABLE FOR RENT UNDER A SIMPLE TENANCY AGREEMENT

**UNIT A4 BLACKLANDS FARM
WHEATSHEAF ROAD
HENFIELD
WEST SUSSEX
BN5 9AT**

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

LOCATION

Blacklands Farm is situated approximately 8 miles southwest of Burgess Hill, 12.8 miles northwest of Brighton and approximately 2.2 miles to the northeast of Henfield Village. The estate entrance is located to the east of Wineham Lane on the northern side of Wheatsheaf Road (B2116). Signpost - look out for two full sized model dairy cows. 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 BN5 9AT

Major Road Connection Links	Distances in Miles
A23	3 miles to the east
Gatwick via A23	21.9 miles to the north
M23 (Junction 11) via A23	13.2 miles to the north-east
A27	9 miles to the south

DESCRIPTION

The subject unit forms part of a courtyard complex comprising offices, workshops and storage units. Externally, there is a communal estate service road for loading and unloading.

ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 336 sq ft (31.2 sq m)

TERMS

The unit is immediately available for rent upon a simple tenancy agreement for a term to be agreed. There is no estate service charge or VAT payable. A deposit equivalent to three months will be required.

RENT

£400.00 per calander month exclusive, payable monthly in-advance by bank Standing Order.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt under the current regulations.

VIEWING ARRANGEMENTS

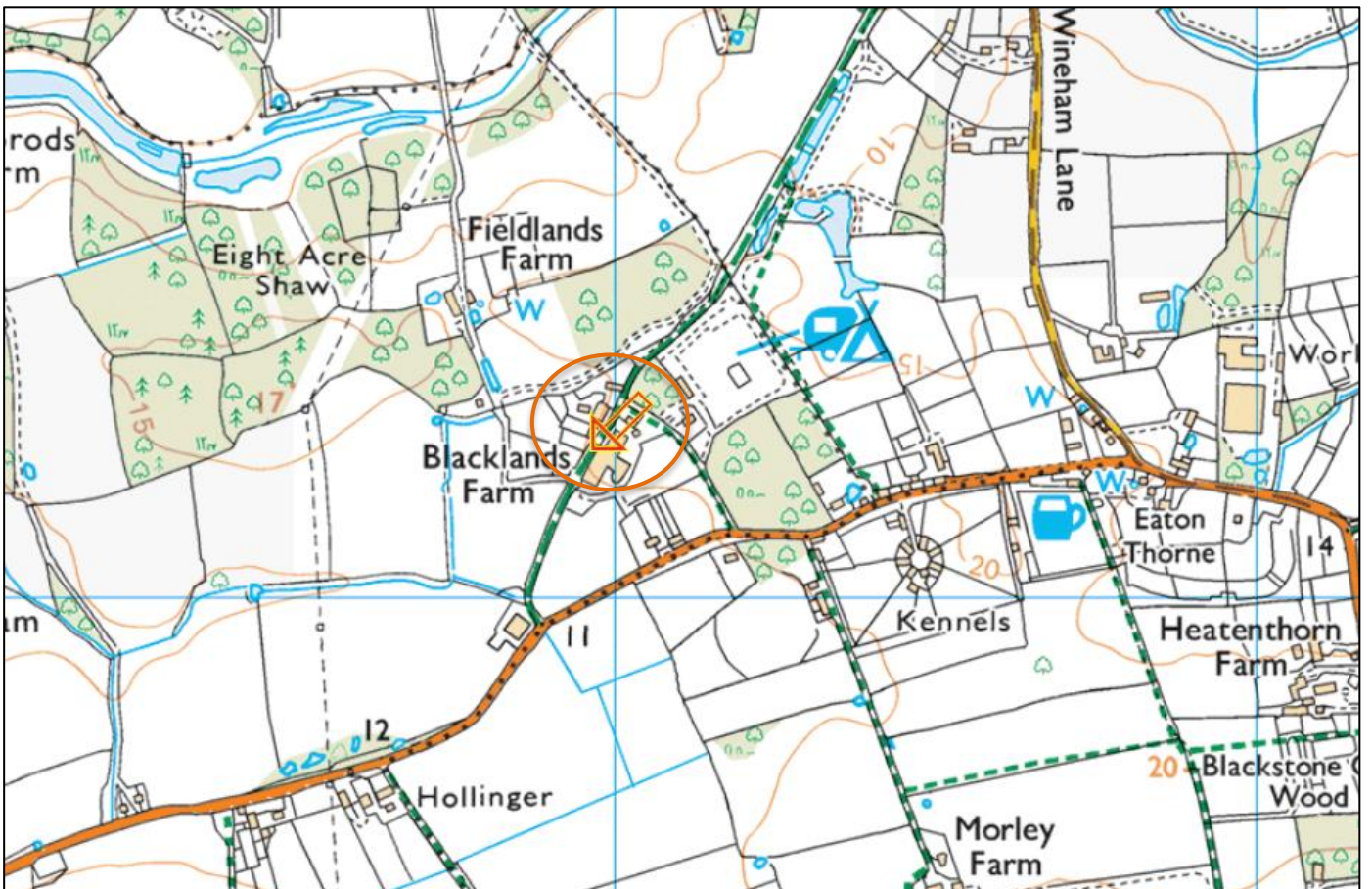
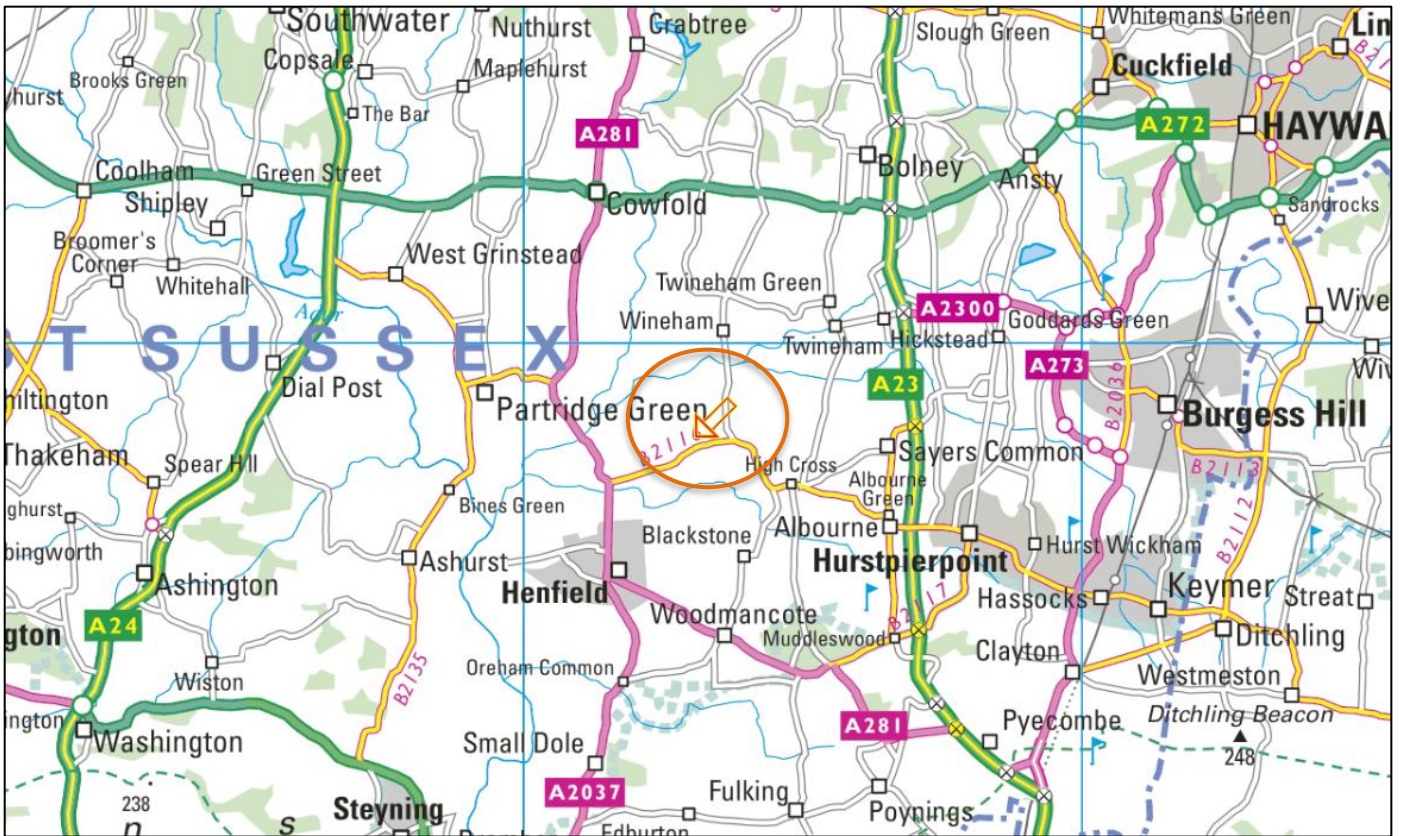
By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS – NOT TO SCALE



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