

**TO LET**

**SELF-CONTAINED FIRST FLOOR OFFICES  
146.88 SQ M (1,581 SQ FT)**

Unit 18 Golding Barn Industrial Estate, Henfield Road, Small Dole, BN5 9XH



## Summary

<b>Available Size</b>	1,581 sq ft
<b>Rent</b>	£15,000 per annum exclusive.
<b>Business Rates</b>	Rateable value of £12,250 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
<b>Service Charge</b>	A service charge of £150 plus VAT per month is applicable towards the maintenance and expenditure of the common parts
<b>EPC Rating</b>	D (81)

## Location

Golding Barn Industrial Estate is located within a picturesque setting at the foot of the South Downs National Park. The estate occupies a prominent position on Henfield Road (A2037) in the village of Small Dole, approximately 2 miles south of Henfield. It's location places it within easy reach of several towns including Steyning, Shoreham-by-Sea, Worthing, Brighton, and Horsham, all of which provide business, retail, and leisure amenities.

The estate benefits from excellent connectivity, with direct access to the A23 and A27 corridors. These routes provide convenient links north to Gatwick Airport and London, and south to the South Coast. Rail connections are also within easy reach, with the nearest stations being at Shoreham-by-Sea and Hassocks, both offering regular services to London, Gatwick, and coastal destinations.

## Description

The premises comprise self-contained first floor office accommodation, benefitting from excellent natural light and pleasant views of the surrounding countryside. Internally, the accommodation is currently configured to provide several individual rooms. The accommodation further benefits from:

## Specification

- 8 car parking spaces
- Fitted kitchen with integrated dishwasher, cooker and hob
- Security alarm
- Emergency lighting
- Carpeting
- Perimeter trunking
- Ample eaves storage

## Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
First Floor Office	1,581	146.88

## Lease

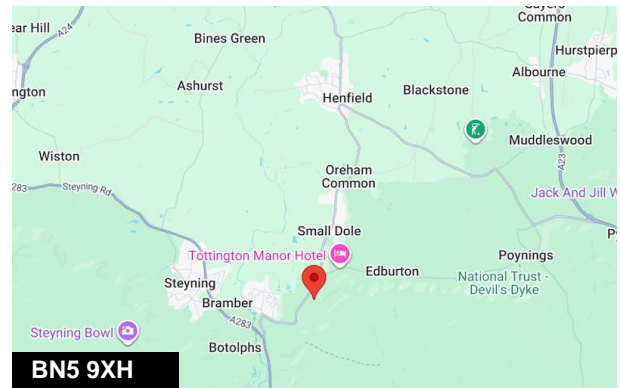
A new internal repairing and insuring lease is available on terms to be agreed.

## VAT

VAT is not applicable on the rent quoted.

## Electricity

Electricity will be recharged back to the tenant on a monthly in arrears basis, based on metered consumption.



## Viewing & Further Information



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