

1,528 SQ FT (141.95 SQ M)
STORAGE BARN / WORKSHOP TO LET



AVAILABLE TO LET FLEXIBLE TERMS

**UNIT 3 LINK FARM
STORRINGTON ROAD (A283)
PULBOROUGH
WEST SUSSEX
RH20 2EL**

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

LOCATION

Link Farm is located on the A283 in West Sussex, between the commercial centres of Pulborough and Storrington, which are located to the southeast (1.5 miles) and northwest (2.7 miles) respectively.

A location map is best viewed online through Google Maps by typing in the property's postcode RH20 2EL

ACCOMMODATION

Gross Internal Area 1,528 sq ft (141.95 sq m)

Kindly Note: Our client will not consider vehicle related uses.

UNIT SPECIFICATION

- Steel roller shutter loading door – 3.2m (w) x 2.4m (h)
- 3.0m eaves height, rising to 4.8m at the apex
- Stripped florescent lighting
- Connected to 3 phase power
- BT point
- External lighting
- Communal site WC available

TERMS

The unit is available for rent on a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to 3 months 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 £250.00 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

RENT

£1,050.00 + VAT per calander month exclusive.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The unit has yet to be formally assessed by the Valuation Office Agency but in our considered opinion, the Rateable Value is likely to be set below or at £12,000. There is currently a 100% Small Business Rates Relief on properties with a Rateable Value less than £12,000, subject to company status.

VIEWING ARRANGEMENTS

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

CONTACT

Andrew Algar – Head of Commercial Property

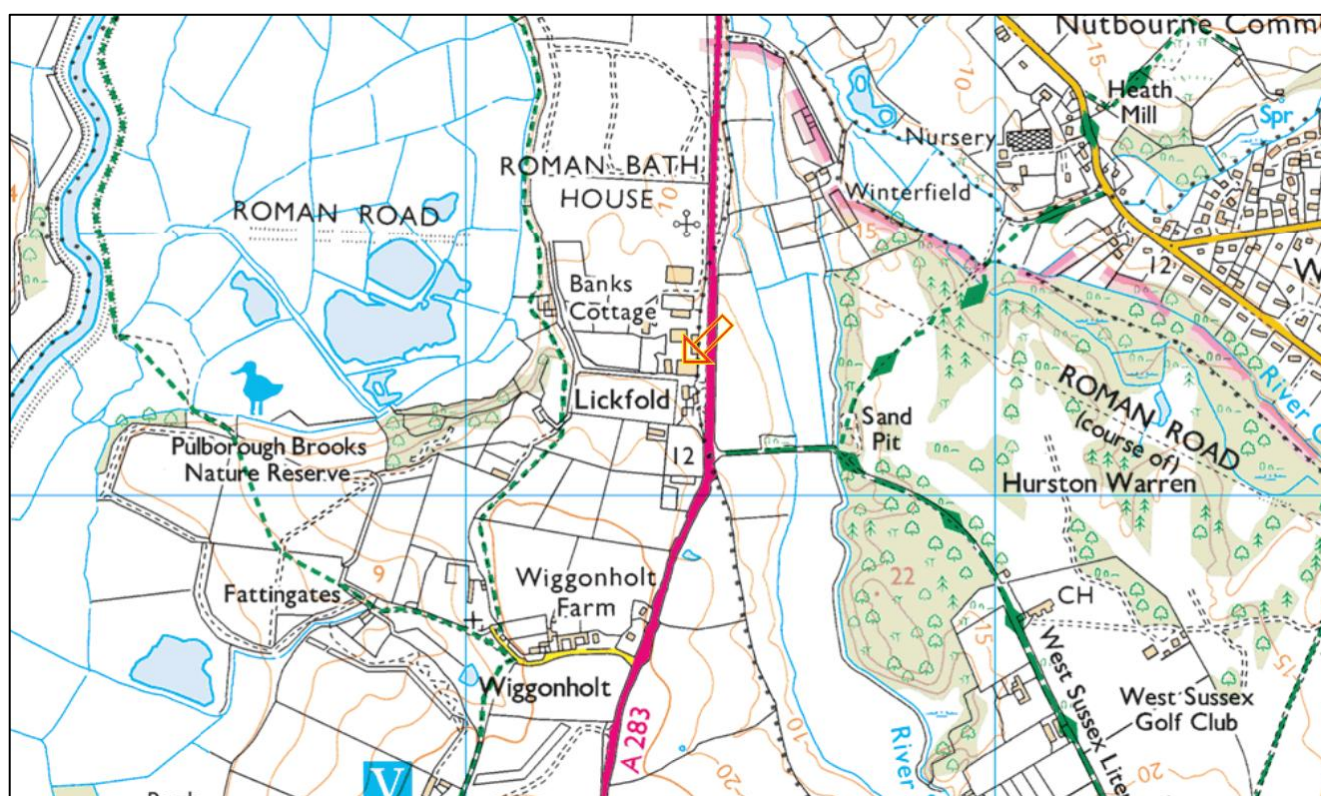
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LOCATION MAPS – NOT TO SCALE



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.