

**6,000 SQ FT (557.4 SQ M)**  
**INDUSTRIAL / STORAGE UNIT TO LET**



**UNIT 12 RIDGE FARM**  
**HORSHAM ROAD**  
**ROWHOOK**  
**NEAR HORSHAM**  
**WEST SUSSEX**  
**RH12 3QB**

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

## LOCATION

Ridge Farm is located in rural West Sussex, being situated approximately 1 mile to the north of Rowhook Village. The A29 / A281 junction with links to Horsham town centre, the A23 and motorway network is located approximately 2 miles to the southeast. A location plan is best viewed online through Google Maps by typing in the property's postcode RH12 3QB

## DESCRIPTION

Formerly a dairy farm, Ridge Farm has been converted into business space, mainly comprising small workshops and storage units. The subject unit is of a concrete portal frame construction with concrete panelled walls under a pitched sheeted roof.

## ACCOMMODATION

Gross Internal Area 6,000 sq ft (557.4 sq m)

## PROPERTY FEATURES

- Integral office and kitchen
- Excellent natural lighting
- 4.5m eaves, rising to 6.5m (apex height)
- Connected to 3 phase power
- 2x roller shutter loading doors
- Personnel door

## TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. A deposit equivalent to 2 months' rent will be required. The "Estate Lease" is written for easy reading and quick occupation. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

## RENT

£42,000 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

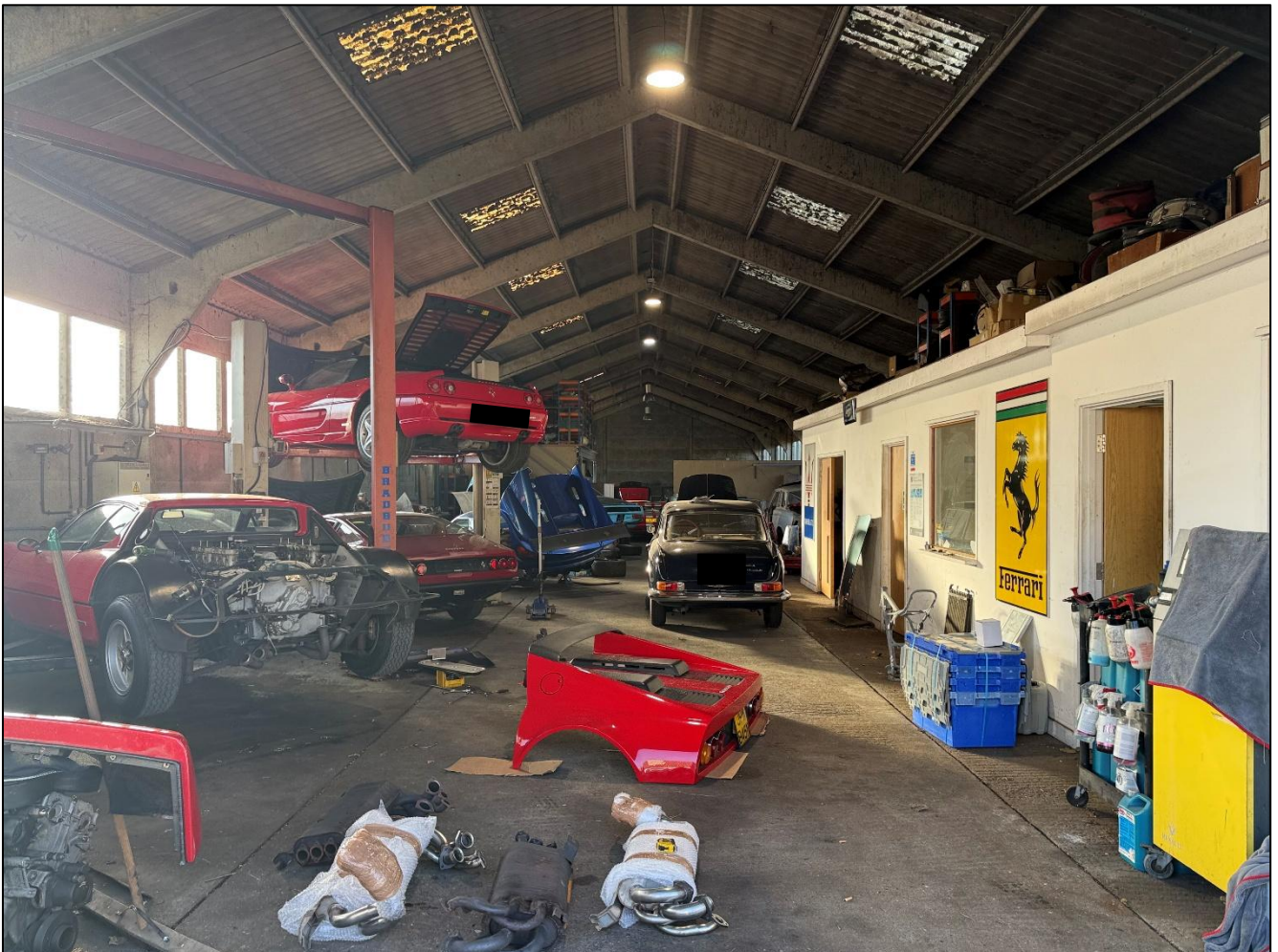
The advertised Rateable Value listed by GOV.UK is £38,250. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £16,524. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK [www.gov.uk/find-business-rates](https://www.gov.uk/find-business-rates)

## VIEWING ARRANGEMENTS

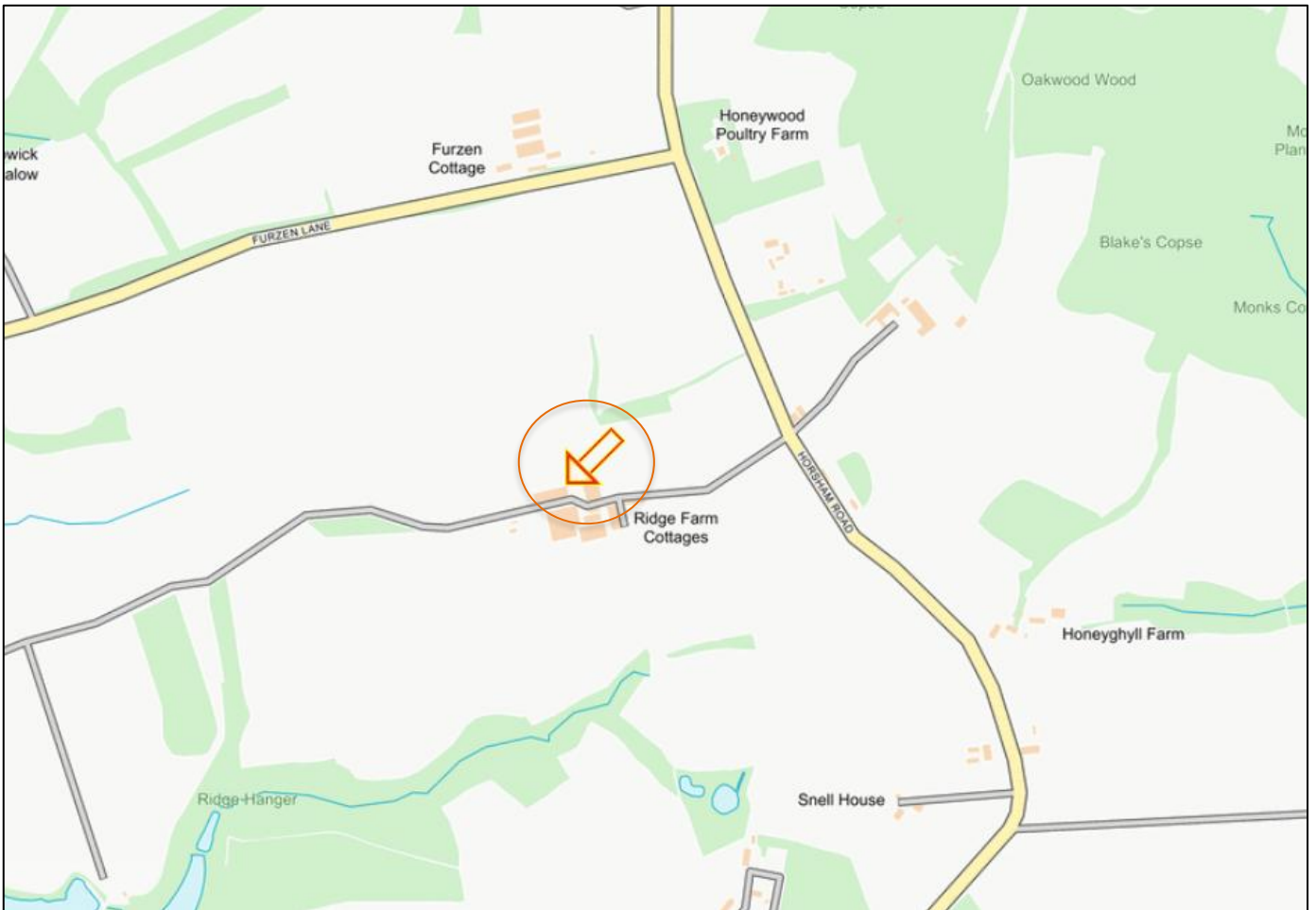
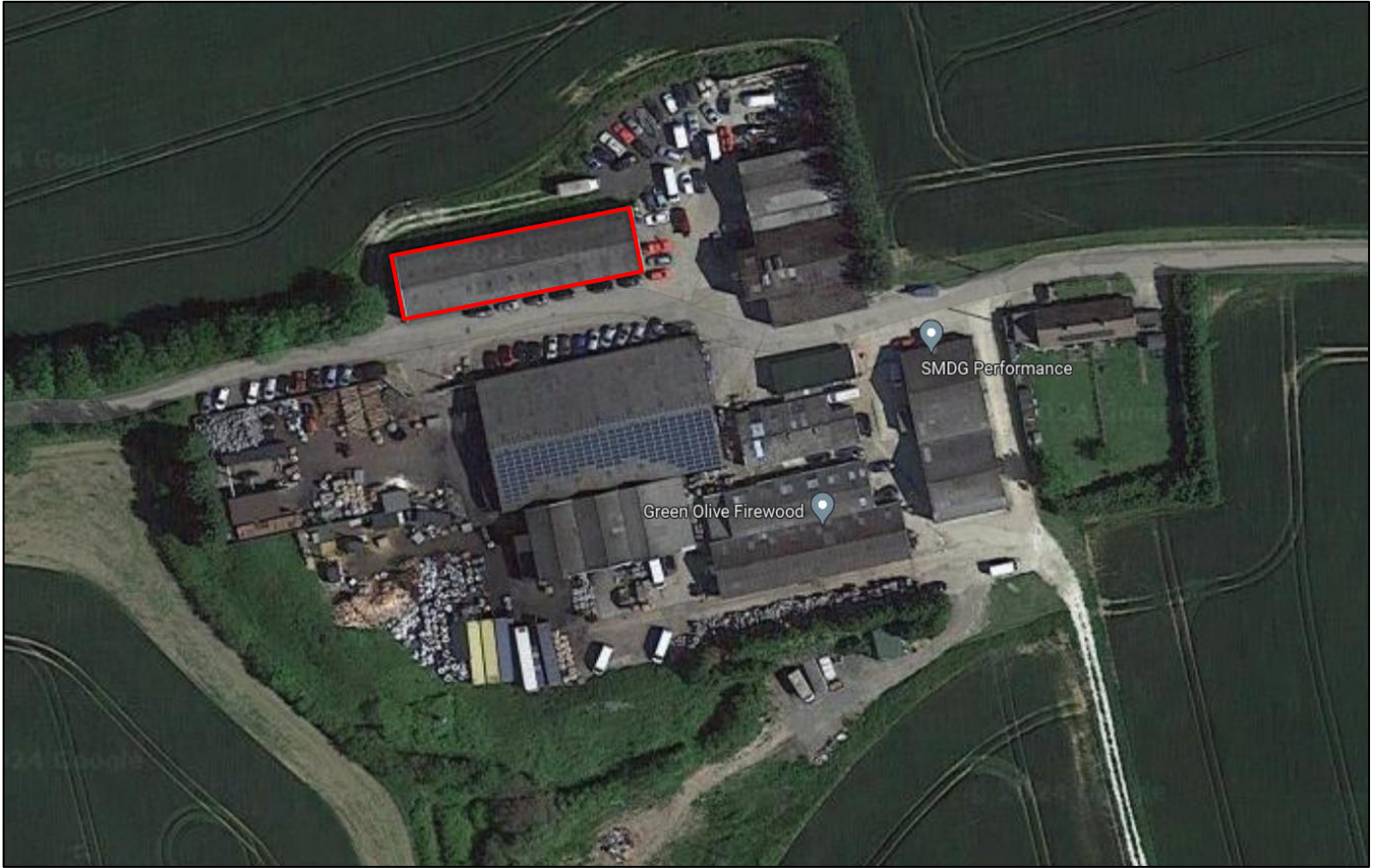
Strictly by appointment through SOLE LETTING AGENT'S  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

## CONTACT

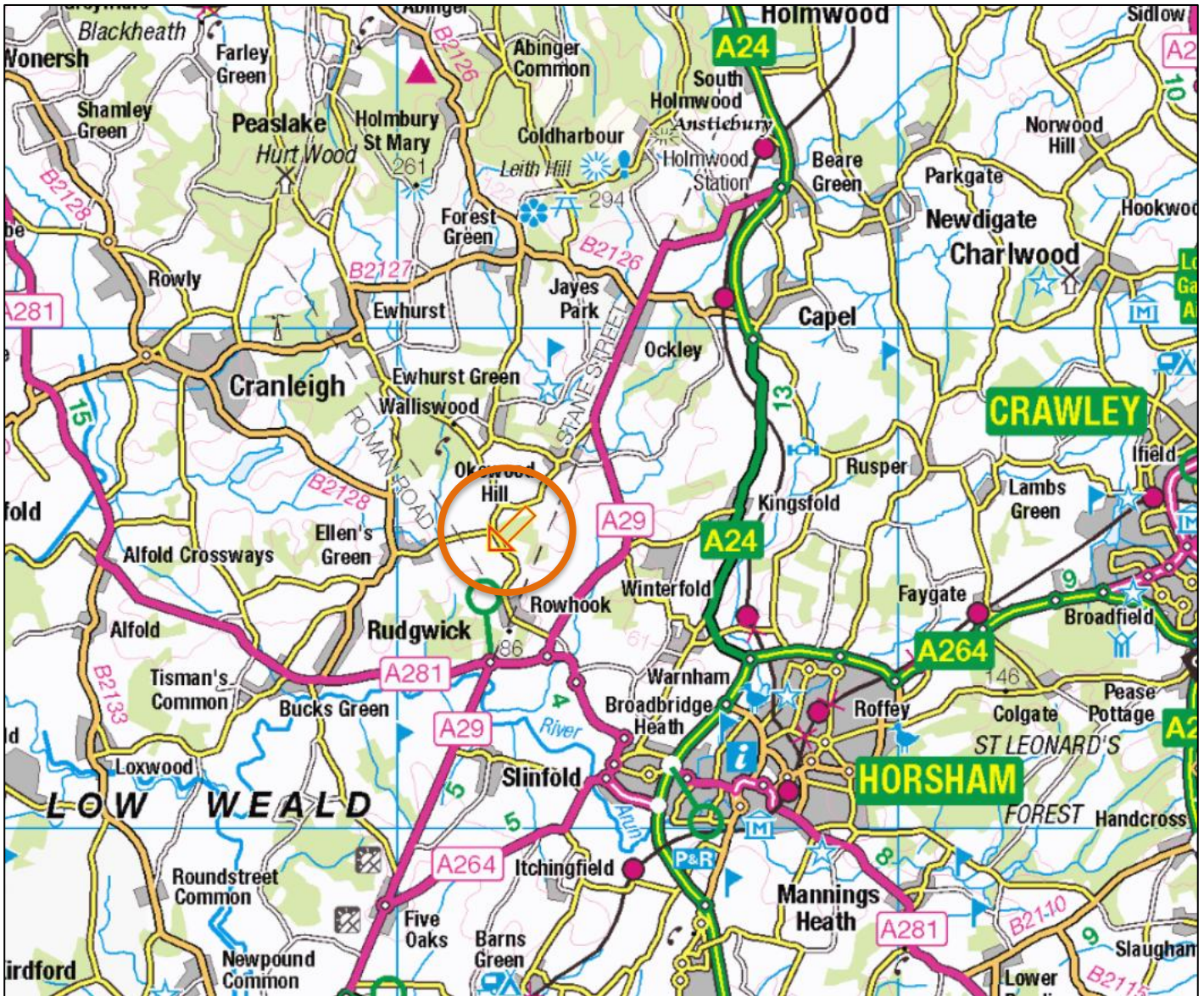
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GOOGLE EARTH SATELLITE IMAGE



LOCATION MAP - 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.