

**7,069 SQ FT (656.7 SQ M)**  
**WAREHOUSING / STORAGE UNIT TO LET**



***FAST CONNECTING ROAD LINKS TO THE A24 & A27***

**UNIT G, NEW WHARF FARM**  
**HORSEBRIDGE COMMON**  
**ASHURST**  
**WEST SUSSEX**  
**BN44 3AL**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
01403 282519 [hrr.commercial@henryadams.co.uk](mailto:hrr.commercial@henryadams.co.uk) [henryadams.co.uk](http://henryadams.co.uk)

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

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Andrew Algar BA Hons | Richard Town BA Hons, MARLA | Nicholas Hapgood  
Henry Adams HRR Commercial Ltd is an independently owned limited company.  
Registered in England and Wales No. 13177127 Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277

## DESCRIPTION

A steel portal framed building with corrugated cladding under a pitched sheeted roof, externally, there is a forecourt providing parking and a space for loading and unloading.

## ACCOMMODATION

Gross Internal Area     4,187 sq ft (388.9 sq m)

## PROPERTY SPECIFICATIONS

- 5.0m warehouse eaves height (8.0m ridge height)
- Hinged loading door - 4.0m (w) x 4.0m (h)
- Personnel door
- Connected to single phase power
- LED lighting
- Communal on-site WC facility

Please note, the unit's floor surface is compacted earth.

## RENT

£27,500 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

## 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.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be confirmed – further details on request.

## VIEWING ARRANGEMENTS

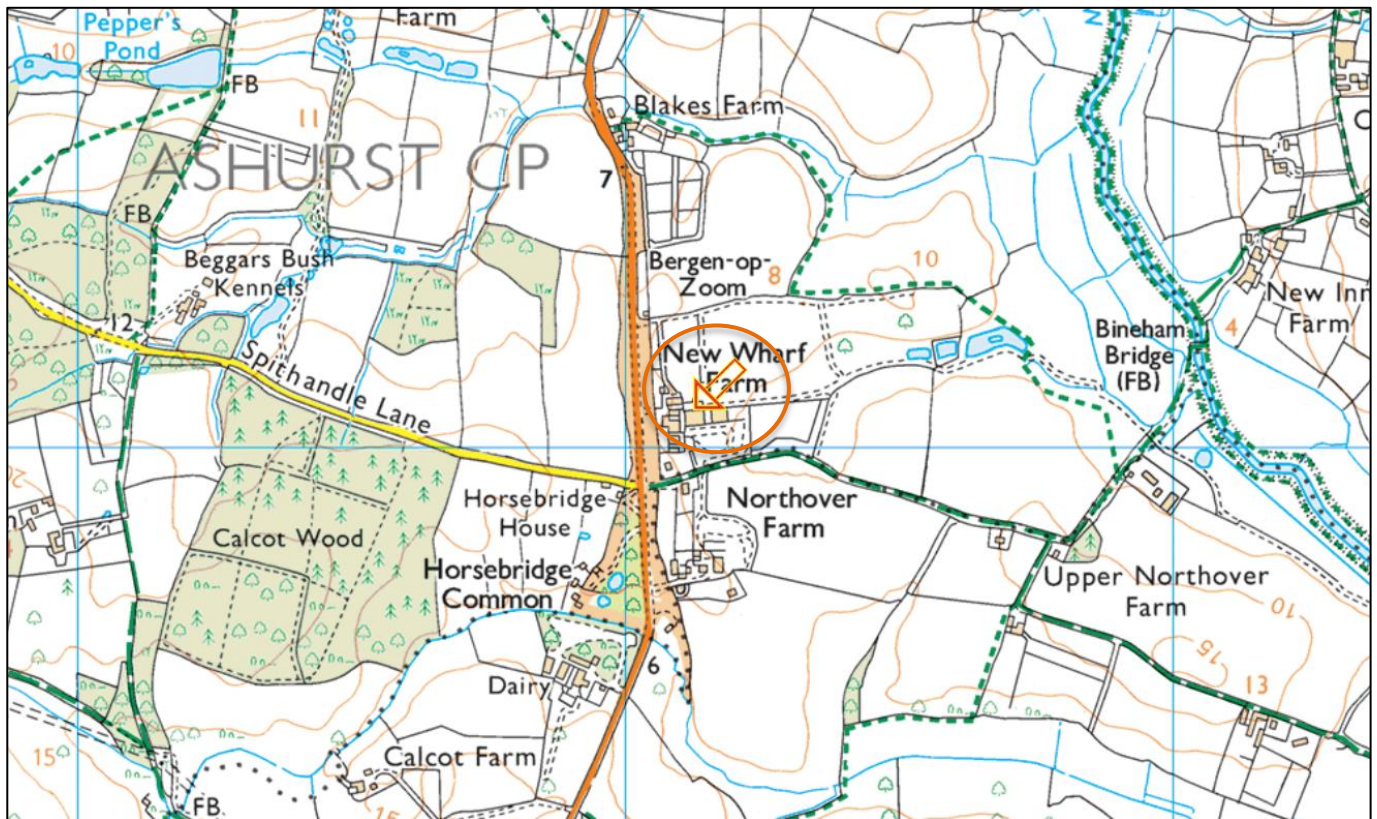
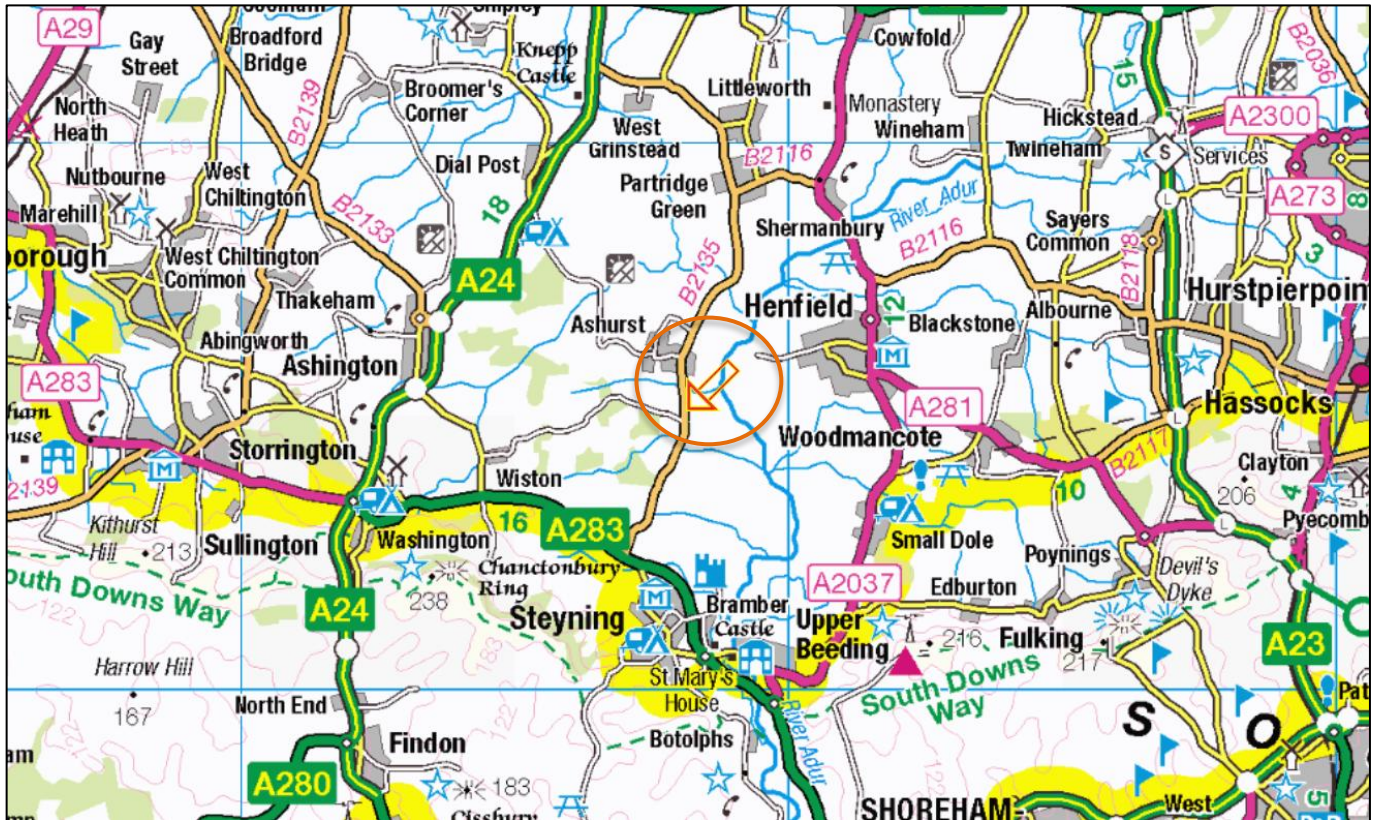
Viewing is strictly by appointment with Sole Letting Agents  
Henry Adams Commercial **[www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)**

## CONTACT

Andrew Algar – Head of Commercial Property  
Brighton 01273 091823 | Horsham 01403 282519  
Mobile 07868 434 449  
[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)



## 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.