

2,500 SQ FT (232.25 SQ M)
DETACHED MODERN BUSINESS UNIT TO LET
IMMEDIATE ROAD LINK CONNECTIONS TO THE A24 & A29



TICKFOLD FARM
KINGSFOLD
WEST SUSSEX
RH12 3SE

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

DESCRIPTION

A detached, modern business unit to let. The unit is of a steel frame construction with composite profile steel cladding and partial concrete walls under a pitched sheeted roof. Externally, there is a good-sized forecourt which offers parking and space for loading and unloading. **Kindly Note: our client will not consider vehicle related uses.**

ACCOMMODATION

Gross Internal Area 2,500 sq ft (232.25 sq m)

SITE & PROPERTY FEATURES

- Smooth floated finish concrete floor
- Insulated roof, walls and loading door
- Electric roller shutter door 4m (w) x 4.7 m (h)
- 5.1m eaves, rising to 6.4 m apex height
- Steel personnel access door
- Connected to 3 phase power
- Forklift charging point
- Suspended LED lighting
- Secure electric entrance gate

TERMS

The unit is available for rent on a new fully repairing and insuring lease basis for a term to be agreed. A rental deposit and trade references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£30,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £27,250. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £11,772 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

VIEWING ARRANGEMENTS

By appointment through sole letting agent's Henry Adams Commercial, 50 Carfax, Horsham, West Sussex RH12 1BP

CONTACT

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