

## **RURAL STORAGE BARN TO LET**

**TOTAL FLOOR AREA – 2,376 SQ FT (220.7 SQ M)**

**GROUND FLOOR – 1,300 SQ FT (120.7 SQ M)**

**MEZZANINE FLOOR – 1,076 SQ FT (100.0 SQ M)**



**OPEN-SIDED STORAGE BARN OF 4,047 SQ FT ALSO AVAILABLE**

## **BARN 1, RUSPER ROAD CAPEL, SURREY RH5 5HF**

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

## LOCATION

The site is situated close to the A24 (Horsham Road), just south of Capel Village, being located approximately 6.4 miles to the north of Horsham and approximately 6.6 miles to the south of Dorking.

## DESCRIPTION

A modern storage barn of steel framed construction with composite profile steel cladding and partial concrete walls under a pitched sheeted roof. The accommodation is arranged over ground and mezzanine floors, kindly note, the floor to ceiling height beneath the mezzanine floor is restricted to 2.9m. Our client will not consider noisy or industrial uses or business uses which generate high volume traffic movements.

## ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor	1,300 sq ft (120.7 sq m)
Mezzanine Floor	1,076 sq ft (100.0 sq m)
Total Floor Area	2,376 sq ft (220.7 sq m)

## SITE & PROPERTY FEATURES

- Insulated roof and walls
- Electric roller shutter loading door (5m x 5m).
- Steel personnel door
- External lighting
- LED lighting
- Secure gated entrance
- CCTV monitored

## RENT

£15,000 per annum exclusive, payable monthly in-advance by bank Standing Order.

## TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to three months' rent will be required. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II). There is a charge of £200 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

Pending formal assessment.

## VIEWING ARRANGEMENTS

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

## CONTACT

Andrew Algar – Head of Commercial Property  
01403 282 519  
07868 434 449  
[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)

**OPEN-SIDED STORAGE BARN - 4,047 SQ FT (376 SQ M)**  
**APPROXIMATE EAVES HEIGHT - 5.3M (RIDGE HEIGHT 7.7M)**



Subject to availability, this barn can be made available to rent in conjunction with the storage barn for an additional rent of £16,000 per annum exclusive - further details on request.





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.