

5,837 SQ FT (542.2 SQ M)

WELL-SPECIFIED, CLASS E PREMISES TO LET

OFFICES, STORAGE, CLINIC, RETAIL & LEISURE RELATED USES INVITED



**UNIT 5 HIGH CROSS FARM
HENFIELD ROAD
ALBOURNE
WEST SUSSEX
BN6 9JH**

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

LOCATION

High Cross Farm is situated approximately 6 miles south-west of Burgess Hill, 7.2 miles north-west of Brighton and approximately 3.8 miles to the north-east of Henfield Village. The entrance is located on the south side of Henfield Road (B2116), laying approximately 500 metres to the east of Truslers Hill Lane. The A23 linking the M23 and A27 lay approximately 2 miles to the immediate east. A location plan is best viewed through Google Maps by typing in the property's postcode BN6 9JH

Major Road Connection Links	Distances in Miles
A23	2 miles to the east
A27 via A23	7 miles to the south
M23 (Junction 11) via A23	12 miles to the north-east
Gatwick via A23	20 miles to the north-east

DESCRIPTION

An attractive former barn building, sympathetically converted to provide quality office and storage accommodation. The subject property forms part of a courtyard development, comprising offices and storage units within a peaceful rural setting. We understand fibre optic broadband is available, subject to the usual providers tariffs.

ACCOMMODATION (approximate net internal areas)

Ground Floor

Front Office	1,259 sq ft (116.9 sq m)
Lean to conservatory	438 sq ft (40.7 sq m)
Rear Office	4,140 sq ft (384.6 sq m)
Total Accommodation	5,837 sq ft (542.2 sq m)

KEY FEATURES

- Cat 5 wired
- Cat II lighting
- Perimeter trunking
- 2x kitchen areas
- Male / Female WCs (DDA)
- Double glazed windows
- Oil fired central heating
- Security alarm
- Ample on-site parking
- External flood lighting

TERMS

The property is available to let upon a new full repairing and insuring lease for a term to be agreed.

RENT

£54,950 per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a quarterly service charge payable for the maintenance of the common areas. The charge principally includes maintenance of all communal areas/amenities including estate car park, access road, grassed areas, sewerage treatment plants and CCTV; rubbish collection; communal electricity supply (supplies sewerage plants); organising of boiler and fire alarm servicing/maintenance. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

An EPC assessment has been commissioned and will be made available shortly to interested parties.

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allows various uses, including office, retail and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The property's business rates are currently under re-assessment.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS

Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar - Head of Commercial Property

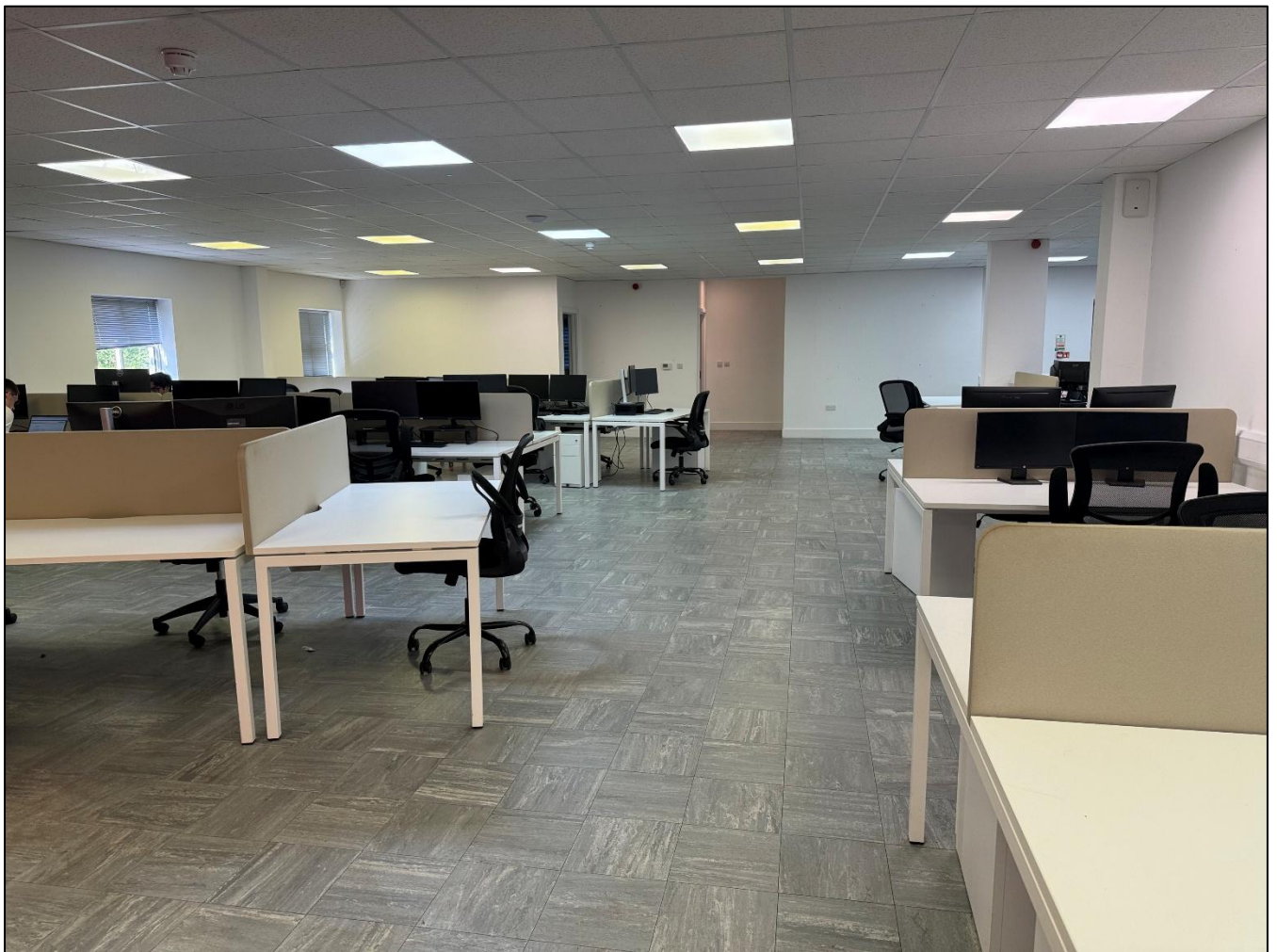
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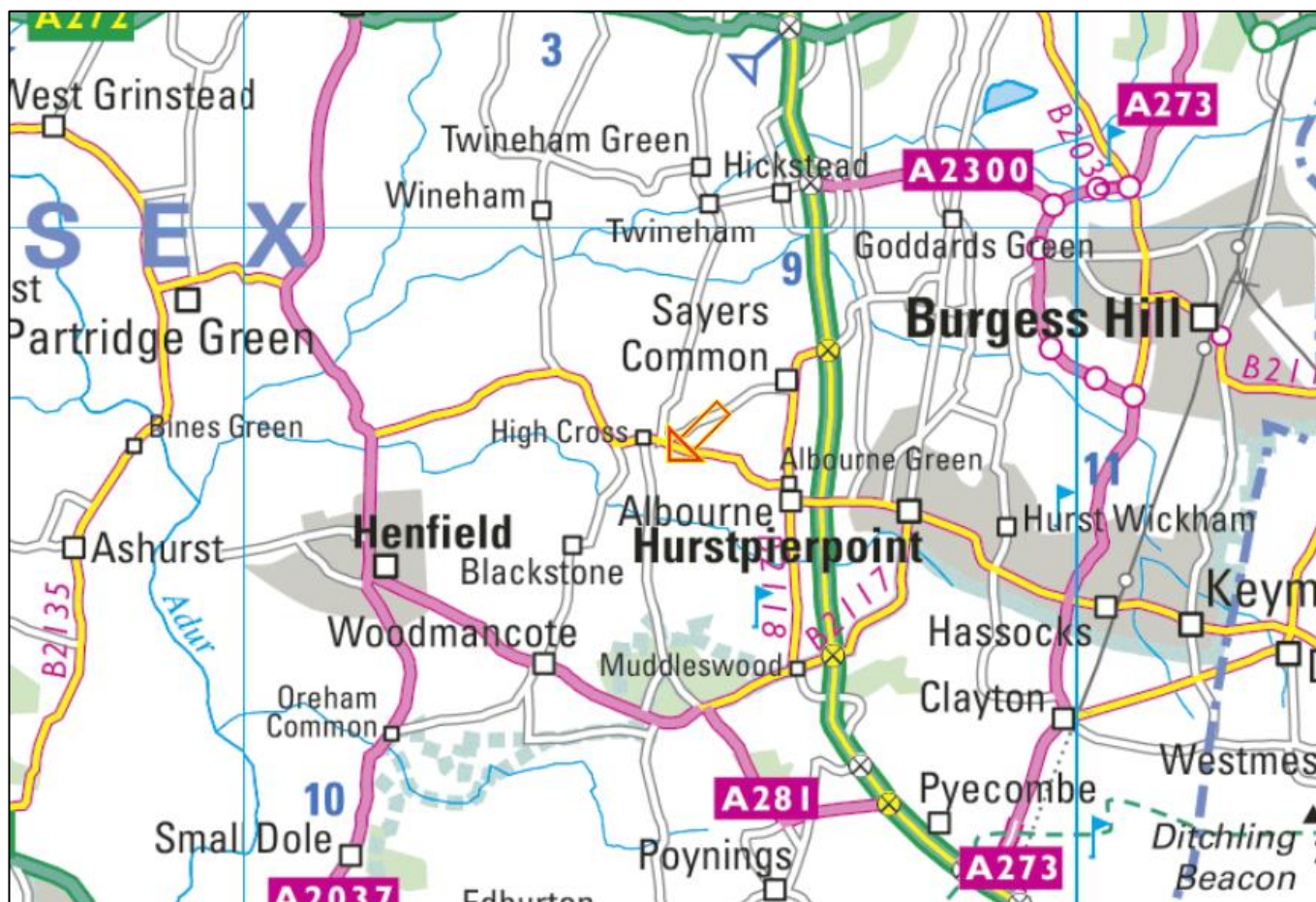


FLOOR PLAN - NOT TO SCALE



To-scale PDF floor plans available via email upon request

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 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.