

4,619 SQ FT (429 SQ M)

WELL-SPECIFIED, CLASS E PREMISES TO LET

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



HIGHSPEED BROADBAND AVAILABLE

**UNIT 5 THE COURTYARD, HOLMSTED FARM
CUCKFIELD (B2114), WEST SUSSEX RH17 5JF**

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

LOCATION

Holmsted Farm is situated on Holmsted Hill (B2114) between the villages of Cuckfield and Staplefield. The town of Haywards Heath with its professional services and shopping amenities is located approximately 4 miles to the southeast. The A23 with its fast-connecting road links the M23 and A27 is located approximately 1 mile to the immediate south via the B2115.

Major Road Link Connections	Distances in Miles
A23	1 mile to the southeast
M25 via B2114	4.6 miles to the north
A27 via A23	13 miles to the south

DESCRIPTION

Well-presented rural offices with excellent on-site parking. The subject premises form part of a courtyard development, comprising offices and storage units within a peaceful rural setting. We understand superfast broadband with download speeds up to 100Mbps is available via the Landlord at £100 per calendar month.

ACCOMMODATION (Net Internal Areas)

Ground Floor Offices	3,226 sq ft (300 sq m)
First Floor Storage	1,393 sq ft (129 sq m)
Total	4,619 sq ft (429 sq m)

SITE & PROPERTY FEATURES

- Excellent on-site parking
- Site CCTV
- Comfort cooling (cold/hot)
- Male / female toilets
- Fitted kitchen
- Cat 5 cabled
- LED II lighting
- Velux windows to first floor areas
- Meeting rooms & private offices
- Good natural light throughout

RENT

£60,000 + VAT per annum exclusive, payable quarterly in-advance.

TERMS

The offices are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

SERVICE CHARGE

There is a quarterly service charge of approximately £700.00 + VAT payable to the Landlord for the building's upkeep and maintenance of common areas. The charge principally covers external maintenance, gardening, maintenance of car parking area and management services.

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band C (75) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £48,750 (Listed under RH17 5JT). The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £21,060. Interested parties are advised to contact Mid Sussex District Council Tax and Benefits Department on 01444 477 564 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

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 Use Class allow multiple business uses, including offices, retail, leisure, nursery, and clinic related uses. We would strongly advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted changes. Alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

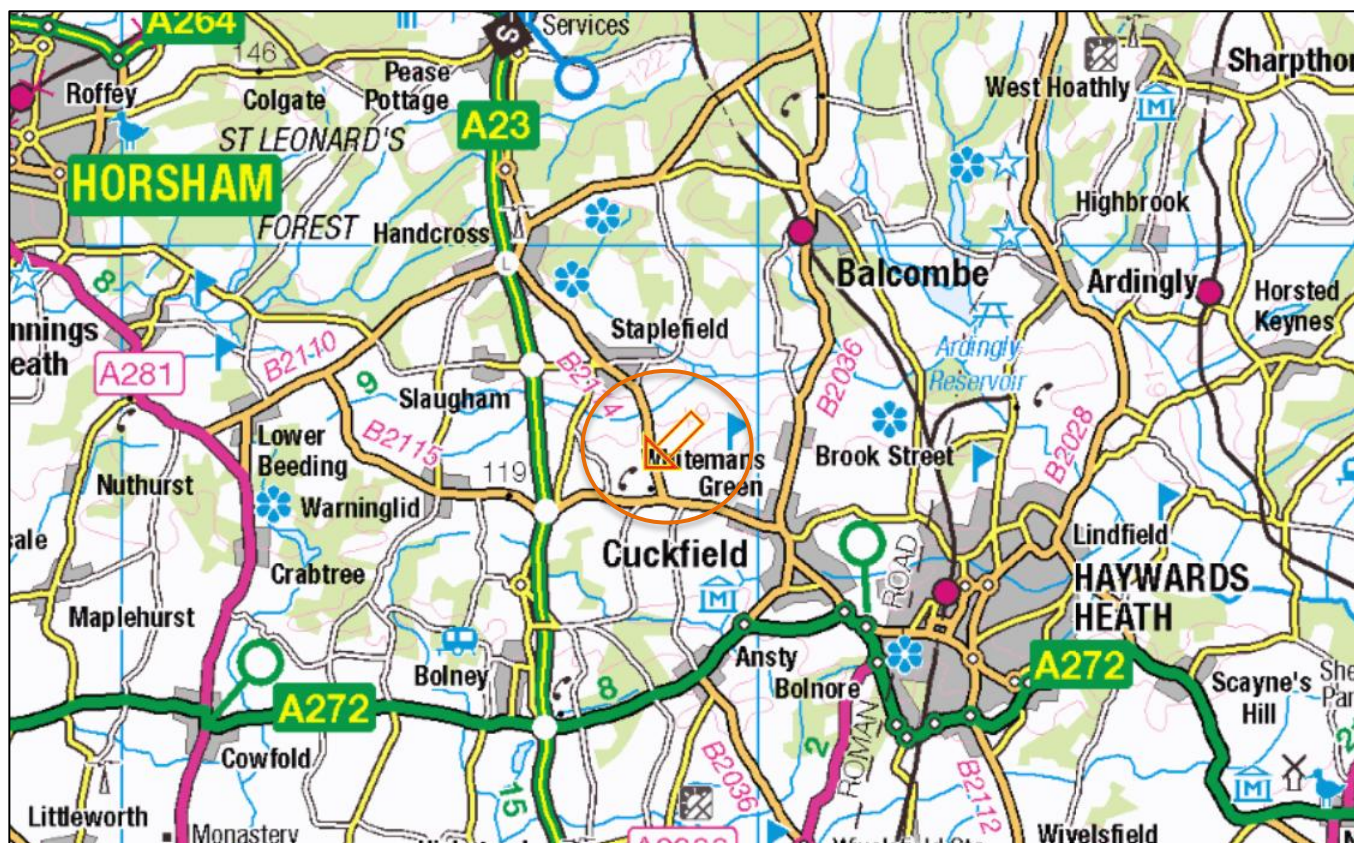
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LOCATION MAPS – NOT TO SCALE



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.