

965 SQ FT (89.6 SQ M)

CHARACTERFUL RURAL OFFICES TO LET

GOOD ROAD LINKS TO THE A29, A24 & A23

SECURE GATED ENTRANCE & CCTV SITE SURVEILLANCE



**FIRST FLOOR, THE BARN, DAWES FARM
BOGNOR ROAD
WARNHAM
WEST SUSSEX
RH12 3ZG**

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

LOCATION

Dawes Farm is located on the A29 (Bognor Road), between the villages of Ockley and Warnham, which are located to the north (3 miles) and southeast (2 miles) respectively. The A29 / A281 junction with links to Horsham town centre, the A23 and motorway network is located approximately 1.7 miles to the immediate south. The entrance to Dawes Farm, which partly fronts the A29 carriageway, is located on the left (travelling north), approximately 150 metres north of Marches Road, which connects to the A24 at Kingsfold.

DESCRIPTION

The subject premises form part of a courtyard development, comprising other offices and storage units within a rural business park.

ACCOMMODATION (Net Internal Area)

First Floor 965 sq ft (89.6 sq m)

SITE & PROPERTY FEATURES

- Secured gated entrance
- Site CCTV
- Good on-site parking
- Male / female toilets (communal)
- Tea Point (communal)
- Velux windows

RENT

£11,750 + VAT per annum exclusive, payable quarterly in-advance.

TERMS

The offices are available for rent upon a new 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).

ESTATE SERVICE CHARGE

There is a quarterly service charge payable for the maintenance of the common areas. The charge principally includes the supply of water, sewage plant maintenance, lighting to common parts, estate security (CCTV), fire alarm servicing, all mowing and gardening maintenance to pathways, parking area and landscaping. **TBC**

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this unit falls within Band C (55). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2026/20276 FINANCIAL YEAR)

To be confirmed.

VIEWING ARRANGEMENTS

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

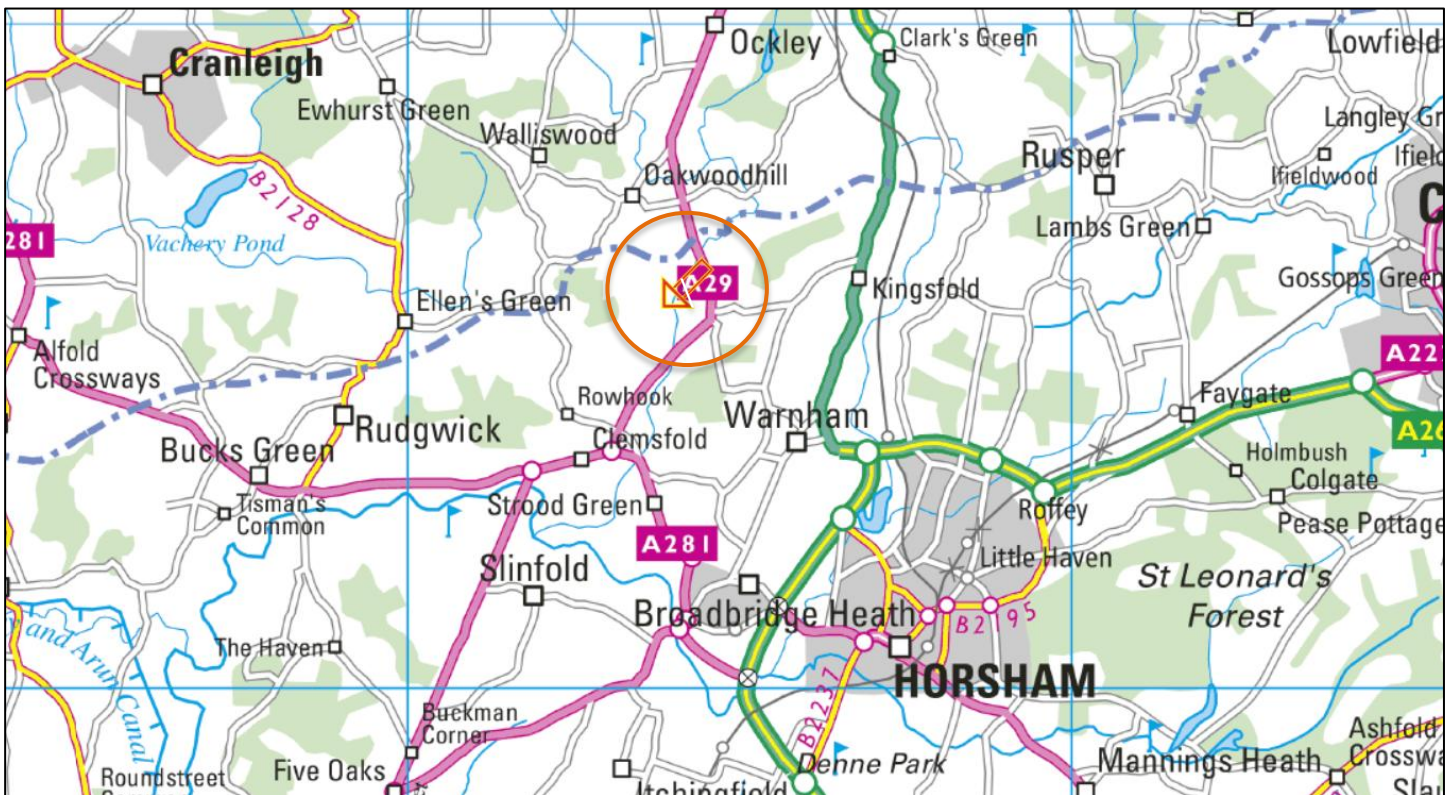
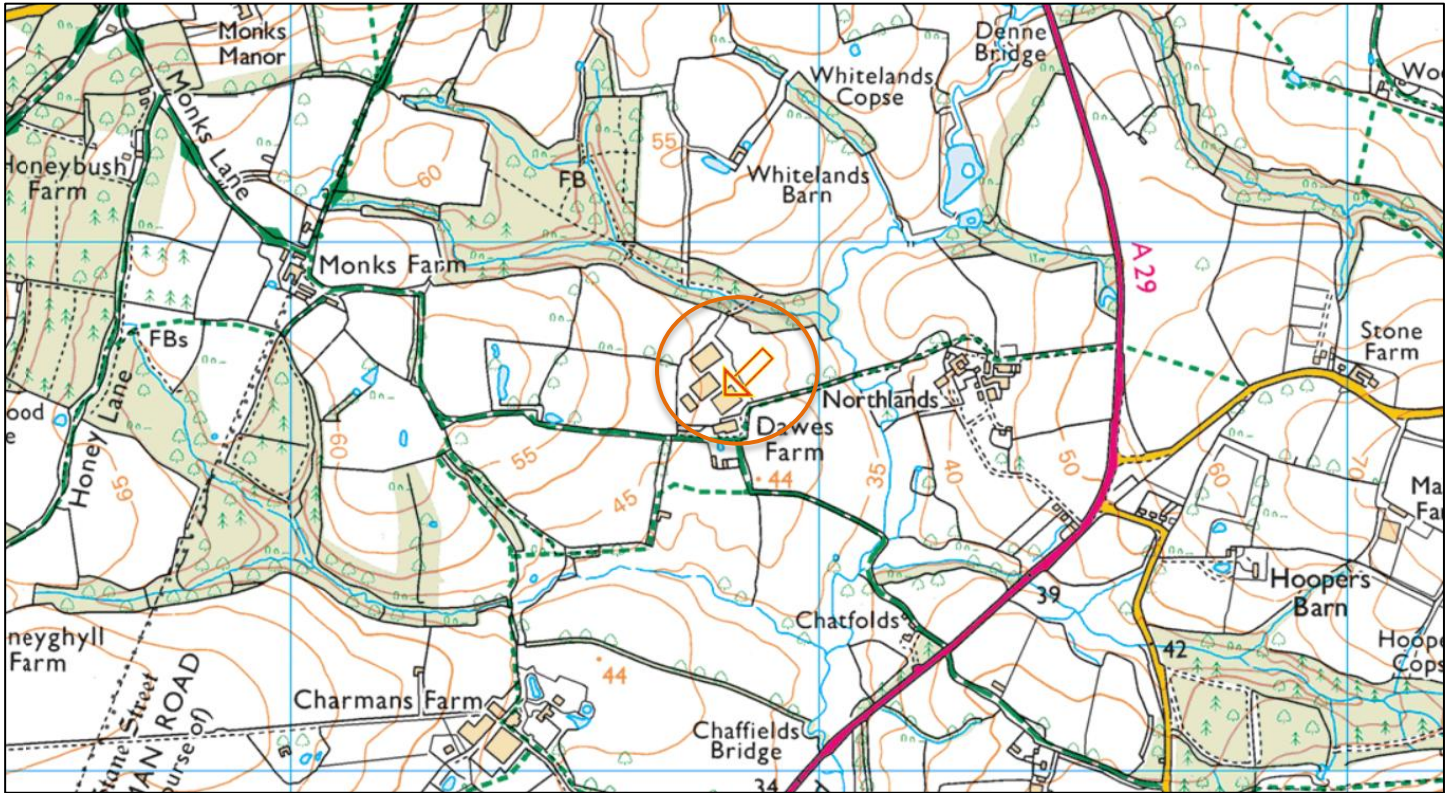
CONTACT

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LOCATION MAPS - NOT TO SCALE



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