

1,995 SQ FT (185.6 SQ M)
MODERN BUSINESS UNIT TO LET

GOOD ON-SITE CAR PARKING
FAST CONNECTING ROAD LINKS TO THE A23 / M23



UNITS 2 & 3 EASTLANDS PARK
WARNINGLID LANE
PLUMMERS PLAIN
WEST SUSSEX
RH13 6NY

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

LOCATION

Eastlands Park Farm is located approximately 1 mile to the northwest of Warninglid Village (B2115) and approximately 5.8 miles southeast of Horsham. The A23 with fast connecting links to the M23 and A27 can be accessed at Handcross via the B2110 (Handcross Road), approximately 3 miles to the northeast. The nearest mainline railway station is situated in Horsham, where there are frequent services to London terminals and south coast towns. The estate entrance is accessed directly off Warninglid Lane, signposted Eastlands Farm, see below maps.

DESCRIPTION

A modern, mid-terrace business unit of steel portal frame construction with composite profile steel cladding and roof and partial brick walls internally. Externally, there is a good-sized shared yard for loading and unloading. The property forms part of a courtyard complex comprising residential cottages, equestrian stables, workshops and storage barns. The unit will be available to occupy from October 2025.

ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor	1,450 sq ft (134.7 sq m)
Mezzanine Floor	545 sq ft (50.9 sq m)
Total	1,995 sq ft (185.6 sq m)

UNIT FEATURES

- Power floated screeded floor
- Natural roof lighting
- 3 phase power supply
- LED lighting
- 2x roller shutter loading doors (3m x 3m)
- Personnel door

RENT

£18,500 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The unit is being offered for rent on a new full 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 Landlord & Tenant Act 1954 (Part II). There is a charge of £250.00 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The advertised Rateable Value online by GOV.UK is £15,500. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £7,734.50. Interested parties are advised to contact Mid-Sussex District Council Rates Department on 01444 477 564 to verify the above or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

An Energy Performance Certificate has been commissioned and will be available shortly.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent's Henry Adams Commercial.

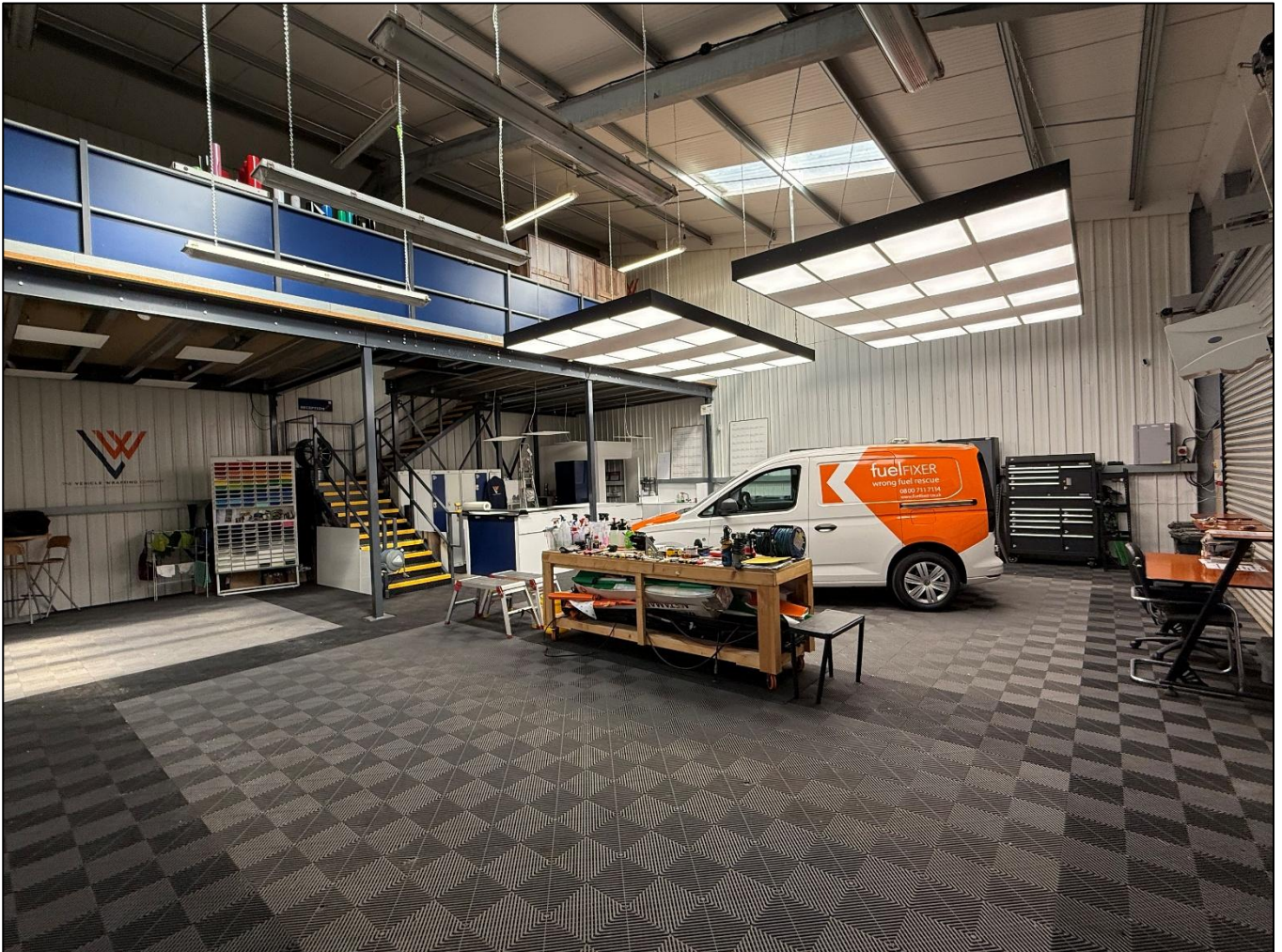
CONTACT

Andrew Algar – Director of Commercial Property

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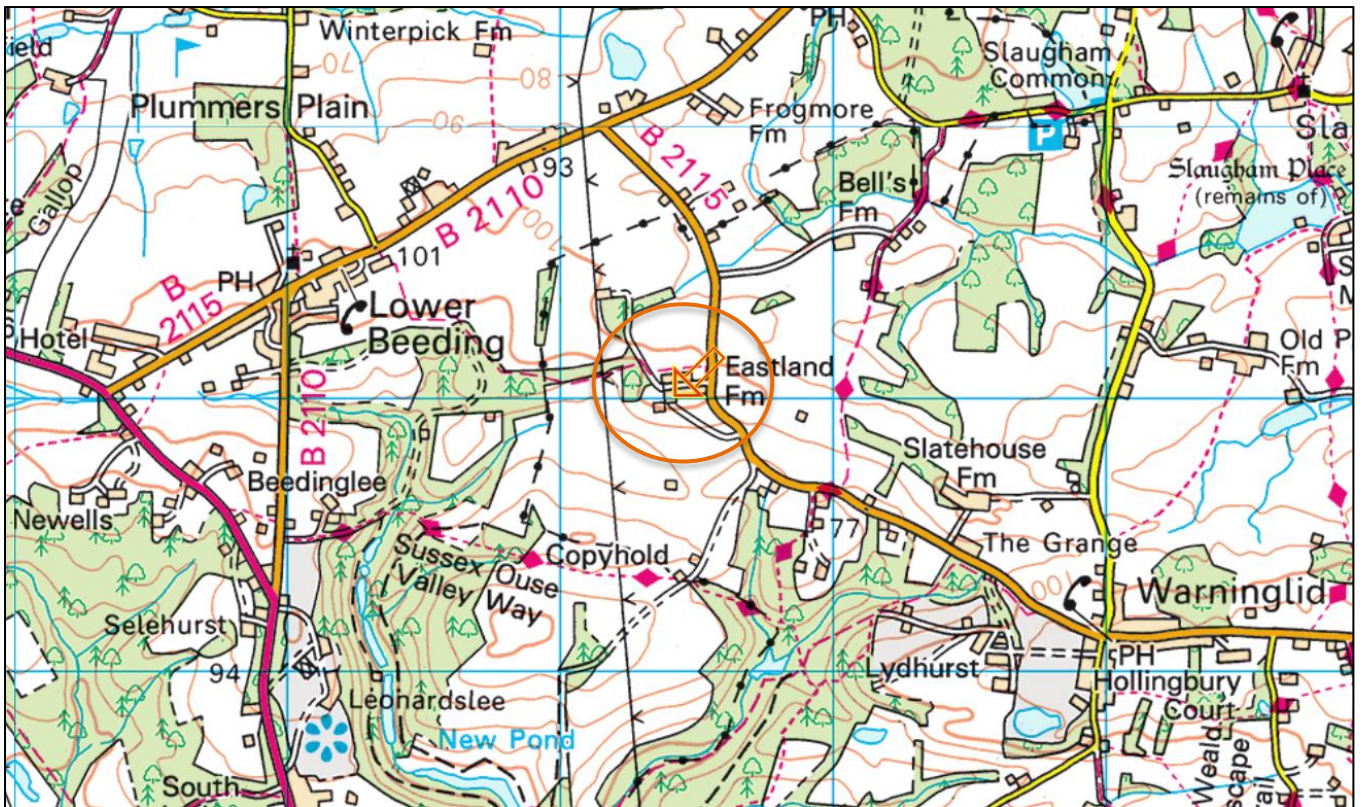
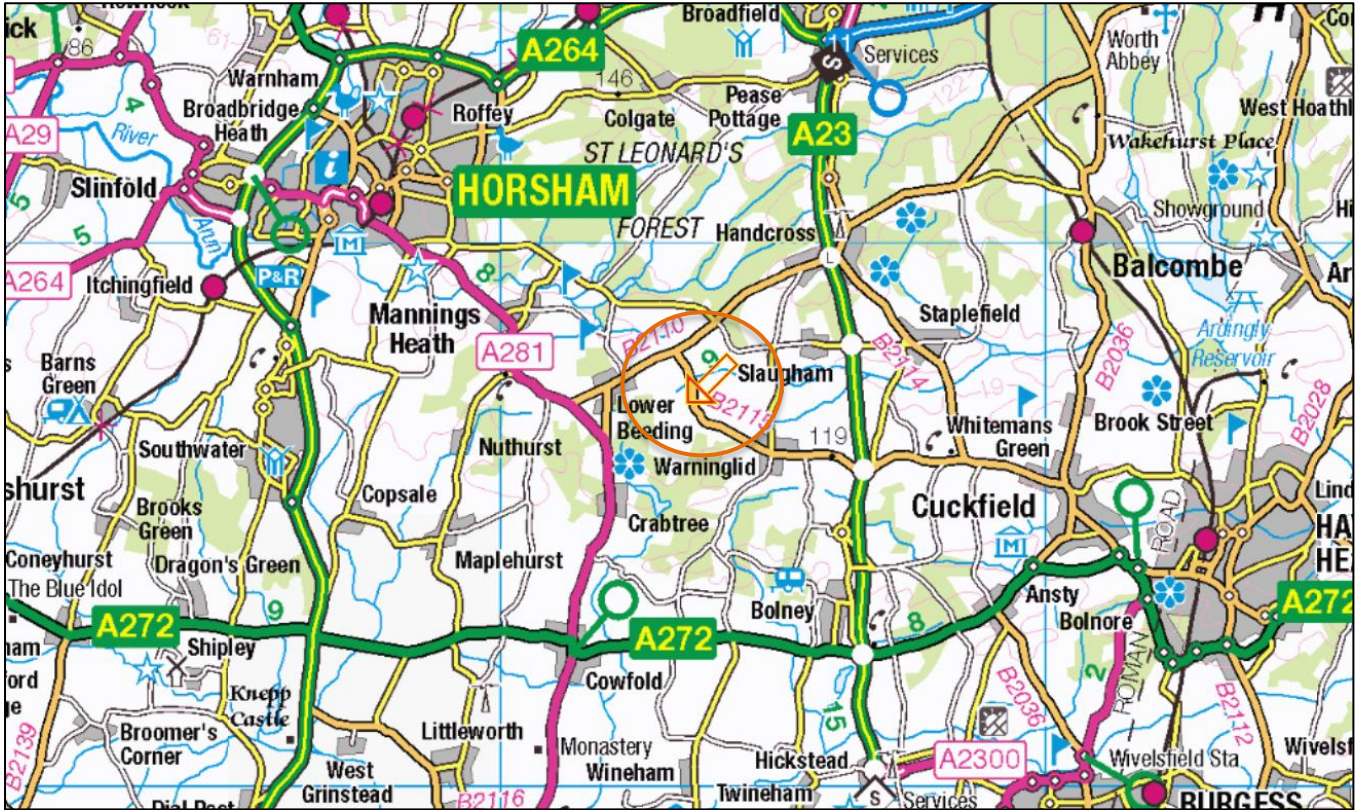
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LOCATION MAPS - NOT TO SCALE



what3words location reference ///downcast.fatherly.reeling

NB: The commercial estate entrance is via Eastlands Farm as indicated by the arrow below.



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.