

**1,305 SQ FT (121.2 SQ M)**  
**WORKSHOP / BUSINESS UNIT TO LET**

**\*INTEGRAL OFFICE ACCOMMODATION\***

**\*IMMEDIATE OCCUPATION AVAILABLE\***



***100% SMALL BUSINESS RATES RELIEF AVAILABLE***

**UNIT 21 STAR ROAD TRADING ESTATE**  
**PARTRIDGE GREEN**  
**WEST SUSSEX**  
**RH13 8RA**

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

## LOCATION

Partridge Green is located at the intersection of the B2135 and B2116, being approximately 16 miles to the northwest of Brighton, 11 miles west of Haywards Heath and approximately 9 miles south of Horsham. Star Road Trading Estate is located to the immediate south of Partridge Green Village. The nearest mainline railway station is located in Horsham where regular services run to London Victoria, Gatwick Airport and coastal towns. Amenities within the village include a public house, service filling station, Post Office, Co-op supermarket and localised shopping parade.

Major Road Connections	Distances in Miles
A24 via B2135	2.6 miles north-west
A23 via A272	6.7 miles north-east
M23 via A272 / A23	14.5 miles north-east

## DESCRIPTION

The subject unit which is arranged over the ground floor of a two-storey industrial building comprises an open plan workshop, storeroom and well-specified office. Star Road Trading Estate is a well-established business district (24/7 access), comprising offices, industrial units and workshops. Please Note: the ceiling height is restricted to 2.9m.

## ACCOMMODATION (Gross Internal Area)

Ground Floor 1,305 sq ft (121.1 sq m)

## SITE AND UNIT FEATURES

- Forecourt parking
- Connected to 3 phase power
- Strip fluorescent lighting
- Loading door 2.4m (h) x 3.0m (w)
- LED forecourt flood light
- Integral office (Cat 5, BT points)
- Kitchen
- Two toilets

## TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term of 5 years. A deposit equivalent to two months' rent will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## RENT

£17,000 per annum exclusive, payable monthly in-advance by bank Standing Order.

## ANNUAL SERVICE CHARGE AND BUILDINGS INSURANCE

Approximately £150 per quarter.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £12,000. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £5,184. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## 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

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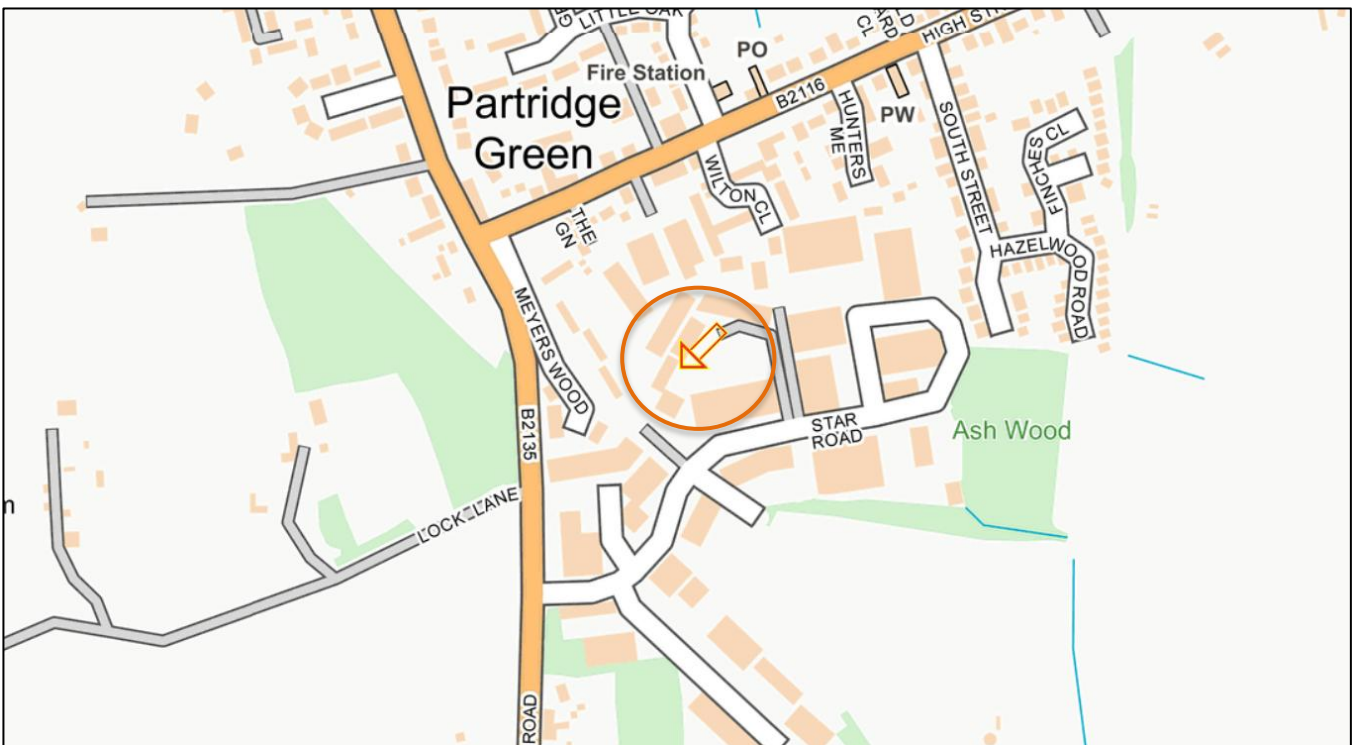
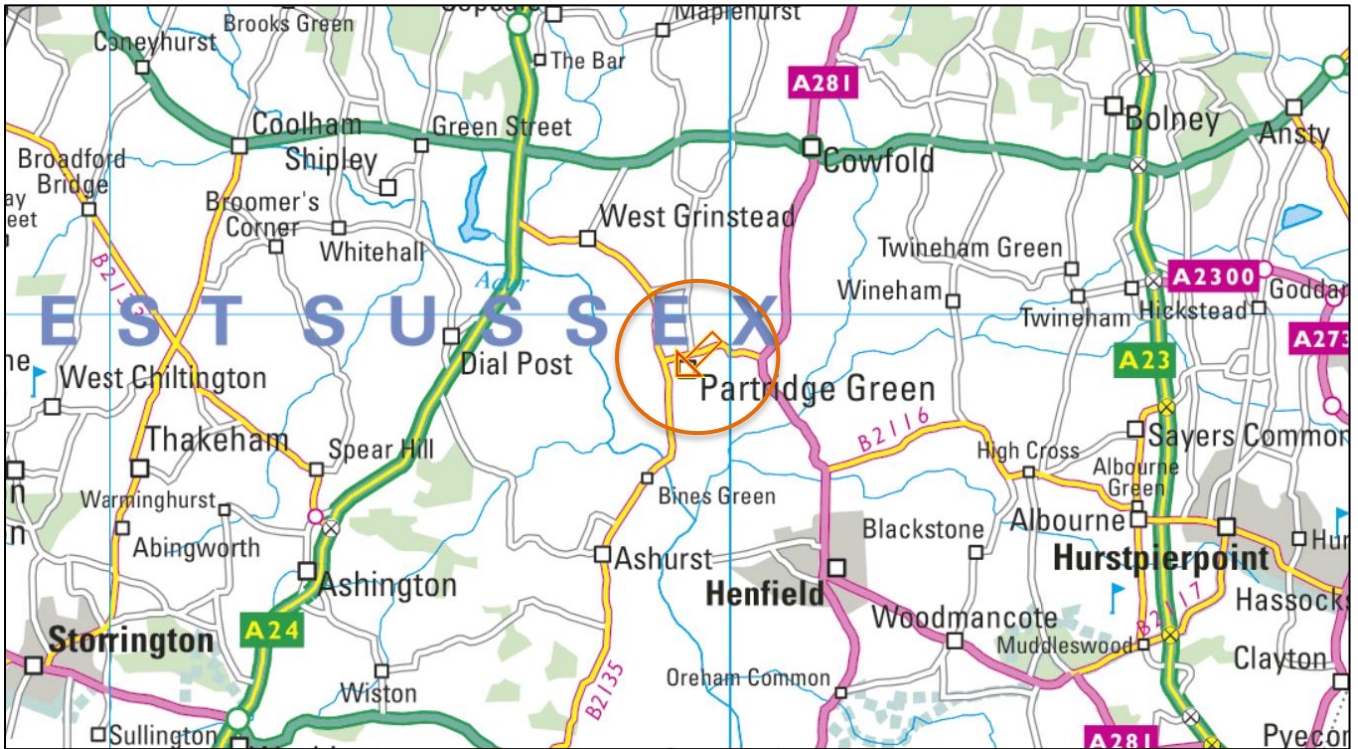
[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)





The internal photos above are library images from April 2025

## LOCATION MAPS - NOT TO SCALE



### ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band E (111) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

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.