

1,512 SQ FT (140.42 SQ M)
STORAGE UNIT TO LET ON FLEXIBLE TERMS



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

UNIT 10 WINTERPICK BUSINESS PARK
HURSTPIERPOINT ROAD
HENFIELD
WEST SUSSEX
BN5 9BJ

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

LOCATION

Winterpick Business Park is situated approximately 7 miles southwest of Burgess Hill, 12 miles northwest of Brighton and approximately 2.5 miles to the northeast of Henfield Village. The estate entrance is located on the northern side of Henfield Road (B2116), between Wineham Lane and Twineham Lane. The A23 linking the M23 and A27 lay approximately 3.3 miles to northeast. A location plan is best viewed through Google Maps by typing in the estate's postcode BN5 9BJ

Major Road Connections	Distances in miles
A23	3.3 miles northeast
Gatwick via A23	20.5 miles north
M23 (Junction 11) via A23	12.9 miles northeast
A27	8.3 miles south

DESCRIPTION

Winterpick Business Park forms an 8-acre modern multi-let business park, comprising various industrial units, workshops and open storage land. The subject premises form a mid-terraced business unit of steel frame and block construction under a pitched sheeted roof. PLEASE NOTE: There is no WC facility within the unit, our client is ideally seeking storage only uses.

ACCOMMODATION

Gross Internal Area 1,512 sq ft (140.42 sq m)

FEATURES

- Unit dimensions - 23m (D) x 6.1m (W)
- LED lighting
- Electric roller shutter loading door – 3.6m (W) x 4.3m (H)
- Steel personnel door
- 3 phase power available

TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. A three-month rental deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£14,000 per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

A service charge is payable for the maintenance of common areas and upkeep of the estate. The charge principally covers road maintenance, landscaping, buildings insurance, site security maintenance (CCTV/electric gate), supply of water and maintenance to Klargester treatment plant. Further details on request.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The online advertised Rateable Value by GOV.UK is £10,750. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £4,644. There is currently an 100% Small Business Rates Relief available on this unit. 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

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar – Director of Commercial Property

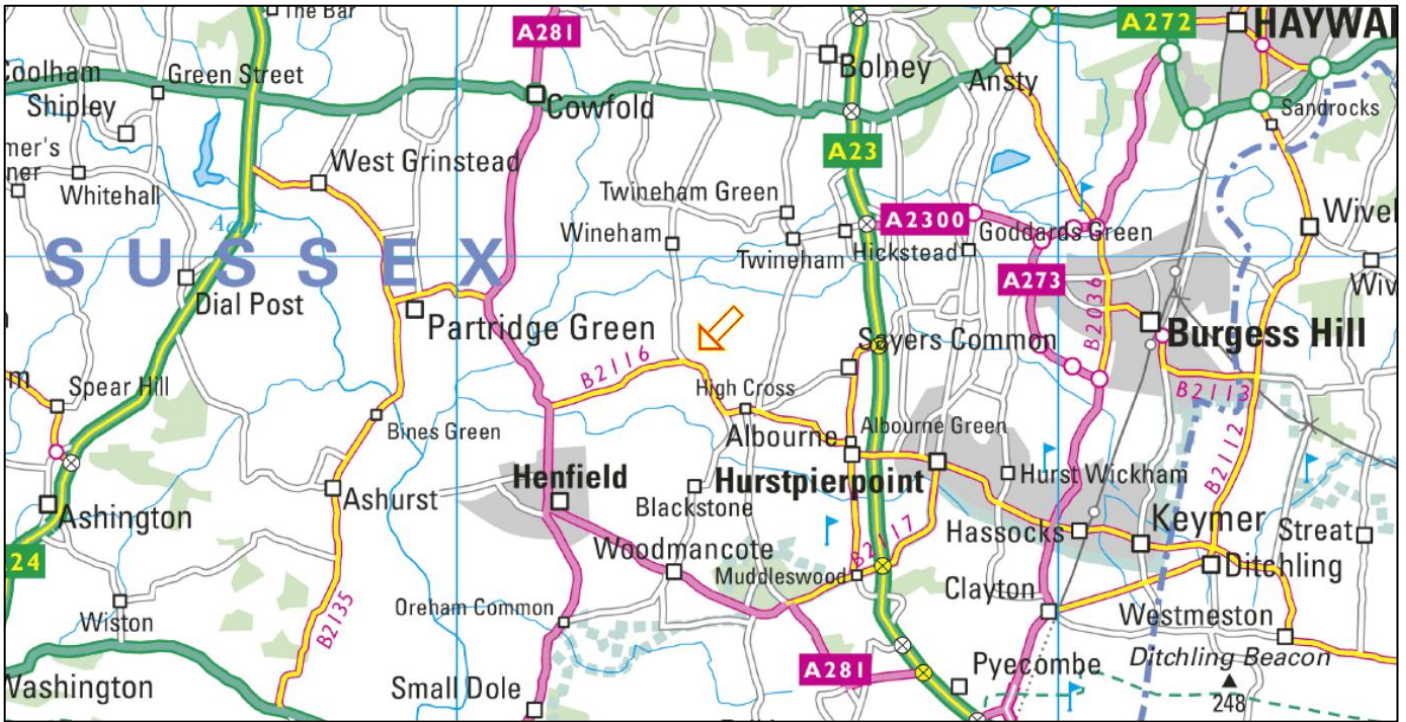
Horsham - 01403 282 519 | Brighton - 01273 091823

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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.