

**1,500 SQ FT (139.4 Q M)**  
**RURAL STORAGE BARN TO LET**  
**\*FAST CONNECTING ROAD LINKS TO THE A24\***



*Immediately Available*

**UNIT 8 SWIRES FARM**  
**HENFOLD LANE**  
**BEARE GREEN**  
**SURREY**  
**RH5 4RP**

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

## **LOCATION**

Swires Farm is situated close to the A24 (Horsham Road), just north of Beare Green Village, being approximately 9 miles north of Horsham and approximately 4 miles south of Dorking. The site entrance is situated on the eastern side of Henfold Lane – see location maps below. Kindly Note: not all SatNavs are accurate; the exact location of the site entrance can be identified through What3Words <https://what3words.com> ///verbs.fact.maps

## **ACCOMMODATION**

Gross Internal Area 1,500 sq ft (139.4 sq m)

## **SITE & PROPERTY FEATURES**

- Electric roller shutter loading door
- Steel personnel door
- LED lighting
- Secure gated entrance
- CCTV monitored

## **RENT**

£15,000 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

## **TERMS**

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to three months' rent will be required. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II). There is a charge of £200 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## **BUSINESS RATES (2026/2027 FINANCIAL YEAR)**

Pending formal assessment.

## **VIEWING ARRANGEMENTS**

Strictly by appointment through SOLE LETTING AGENTS  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

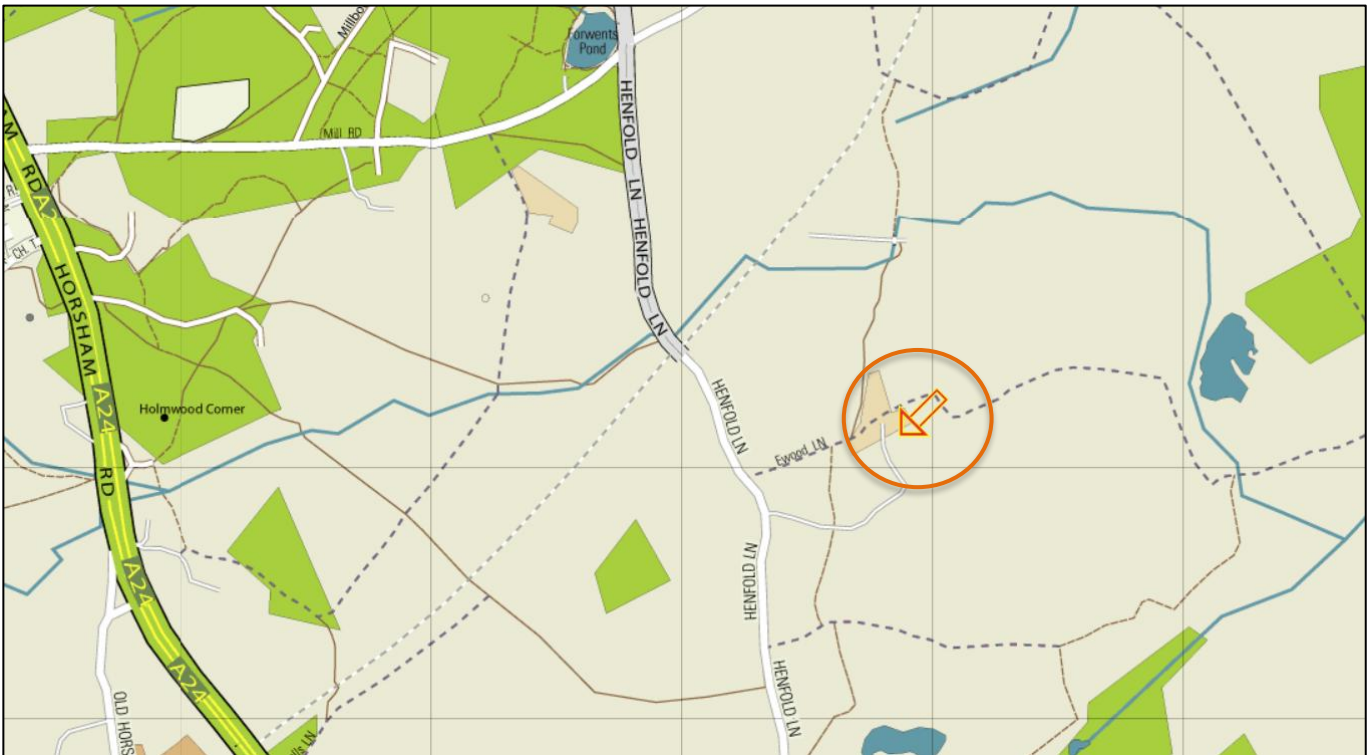
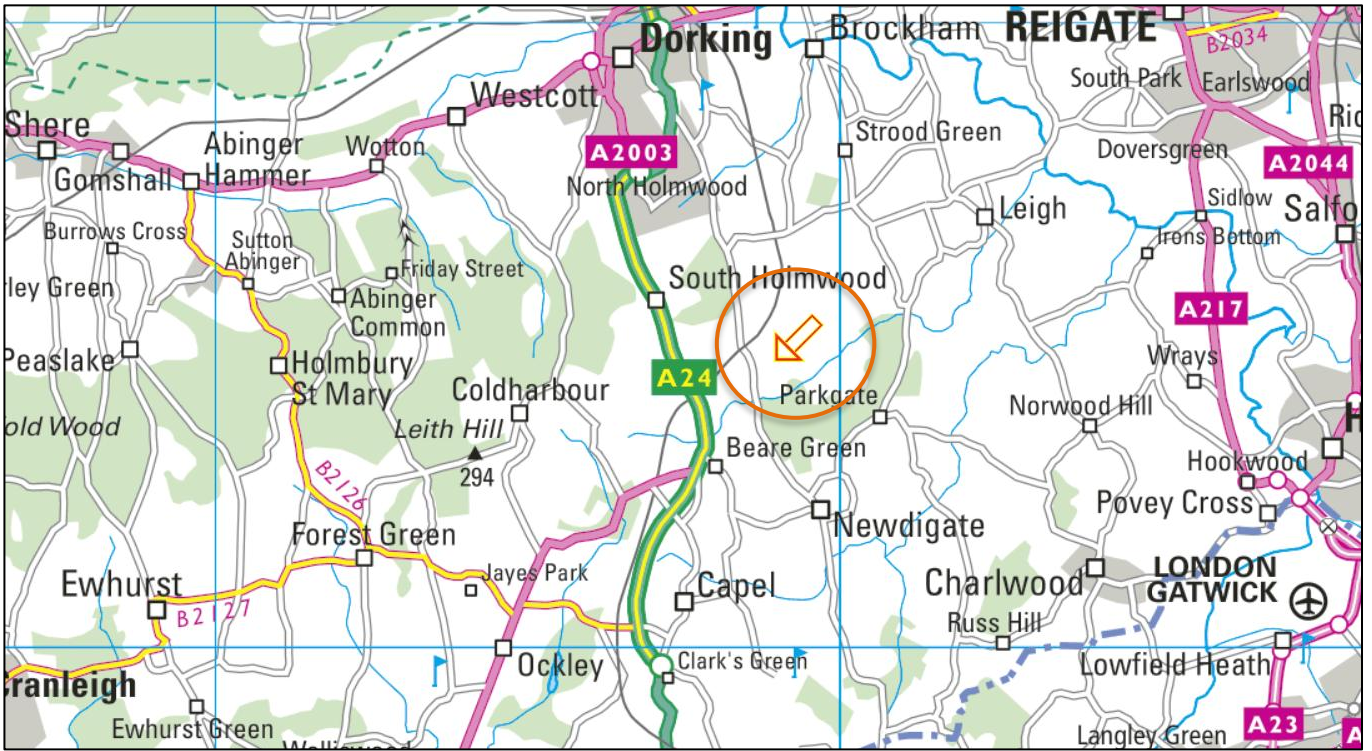
## **CONTACT**

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LOCATION MAPS - NOT TO SCALE



## Estate entrance of Henfold Lane



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