

4,187 SQ FT (388.9 SQ M)
WAREHOUSING / STORAGE UNIT TO LET



FAST CONNECTING ROAD LINKS TO THE A24 & A27
LOWER EAST BARN, NEW WHARF FARM
HORSEBRIDGE COMMON
ASHURST
WEST SUSSEX
BN44 3AL

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

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Henry Adams HRR Commercial Ltd is an independently owned limited company.
Registered in England and Wales No. 13177127 Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277

DESCRIPTION

A steel portal framed building with corrugated cladding under a pitched sheeted roof, externally, there is a forecourt providing parking and a space for loading and unloading.

ACCOMMODATION

Gross Internal Area 4,187 sq ft (388.9 sq m)

PROPERTY SPECIFICATIONS

- 5.8m warehouse eaves height (8.4m ridge height)
- Electric roller shutter loading door - 5.0m (w) x 6.0m (h)
- Steel personnel door
- Connected to single phase power
- LED lighting
- Communal on-site WC facility

Please note, the unit's floor surface is compacted earth.

RENT

£20,000 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The unit is available for rent on a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to 3 months will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (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 (2026/2027 FINANCIAL YEAR)

To be confirmed – further details on request.

VIEWING ARRANGEMENTS

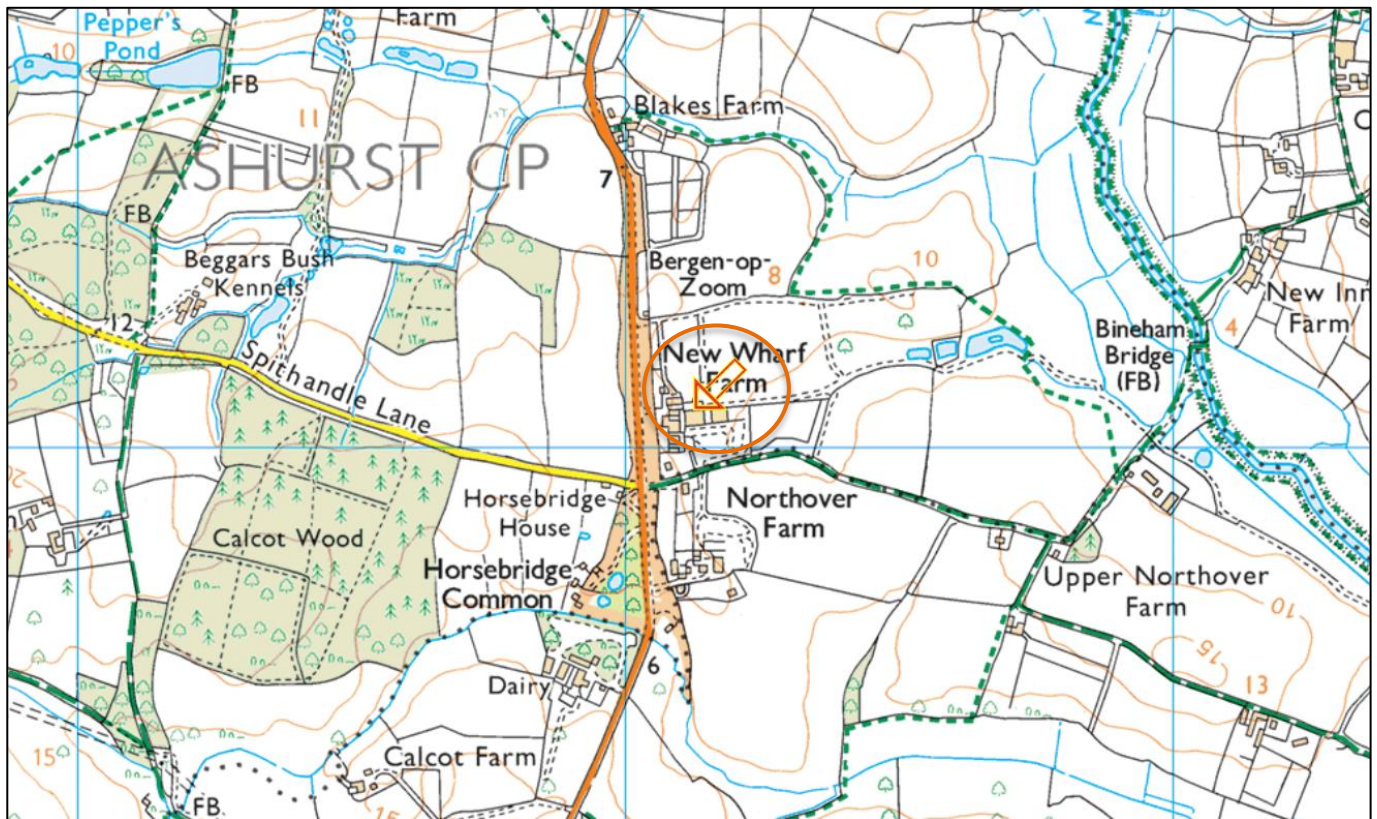
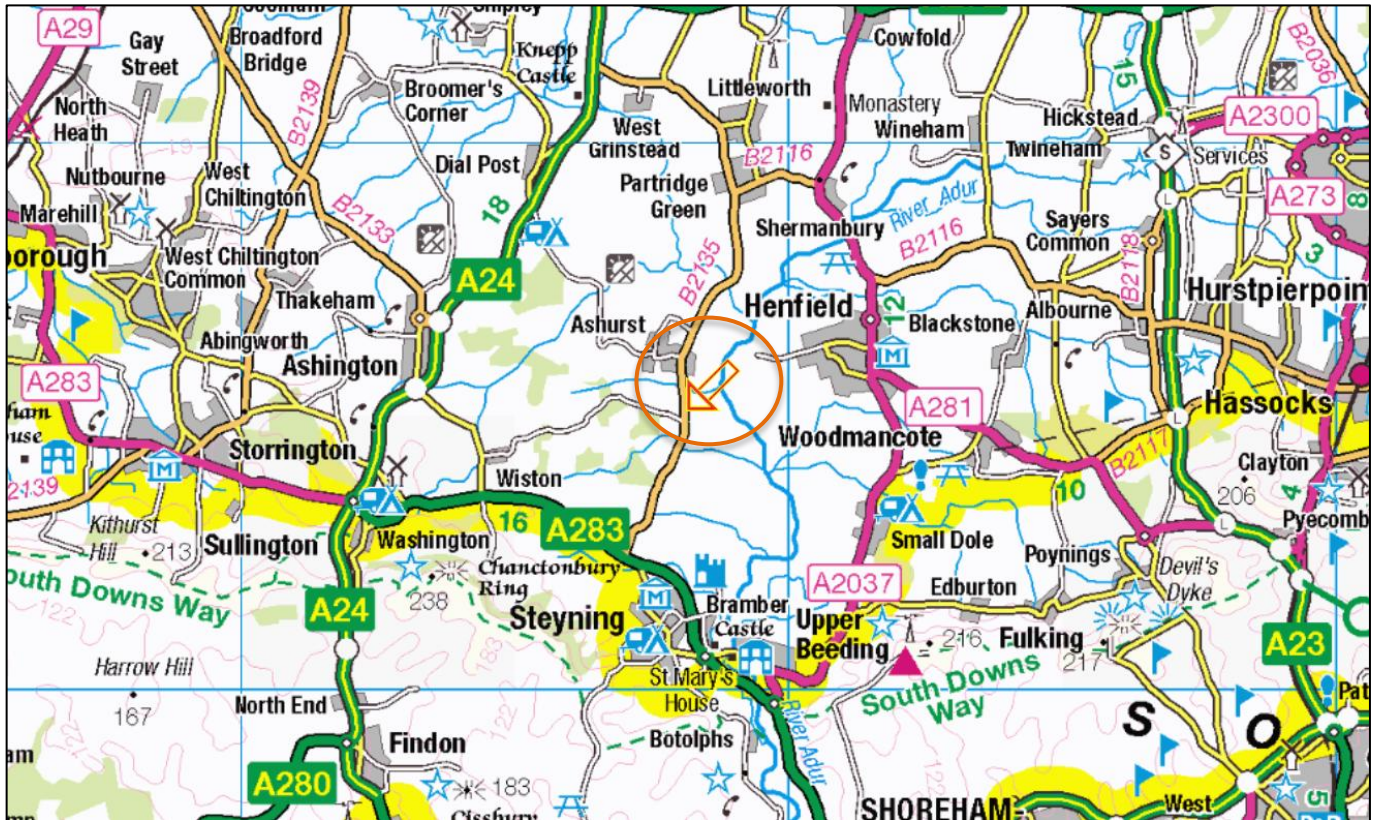
Viewing is strictly by appointment with Sole Letting Agents
Henry Adams Commercial **www.henryadams.co.uk/commercial**

CONTACT

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LOCATION MAPS - NOT TO SCALE



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