



ON FARM STORAGE UNITS- 575 SQ FT

Home Farm
Vowels Lane
East Grinstead
West Sussex
RH19 4LH

- Secluded rural location
- Easy access to East Grinstead town centre
- Flexible accommodation - to let as a whole or divided into two units

TO LET - £3,500 PER ANNUM EXCLUSIVE

SITUATION

A quiet rural location, adjacent existing residential properties, and easily accessible to the B2110 and B2028.

DESCRIPTION

In a range of former dairy building available for storage purposes. Each unit has a single phase electricity supply and strip lighting.

ACCOMMODATION

The property occupies a position in a range of cow sheds circa 575 sq ft (53.41 sq m).

TENURE

The unit is offered on a Licence for an initial 12 months, however this will be dependent upon the occupier and any business occupiers will be required to enter into a Landlord & Tenant Act 1954 lease, for which the security of tenure provisions (S.24-28) will not apply.

TERMS

The rent is subject to VAT at the standard rate. Incoming tenants will be required to lodge a deposit and provide references.

USE

Shall be restricted solely to B8 (storage) and access shall be limited to the hours of Monday to Saturday 08:00 to 18:00 hours.

SERVICES

The occupier will be responsible for all electricity consumed, which will be recharged by the property owner on a quarterly basis.

BUSINESS RATES

The tenant is responsible for business rates and subject to occupier status, may qualify for Small Business Rates Relief.

VIEWING

Viewing and further information from the agents

RH & RW CLUTTON - 01342 410122

OliviaT@rhrwclutton.co.uk

The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2026



01342 410122
www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF