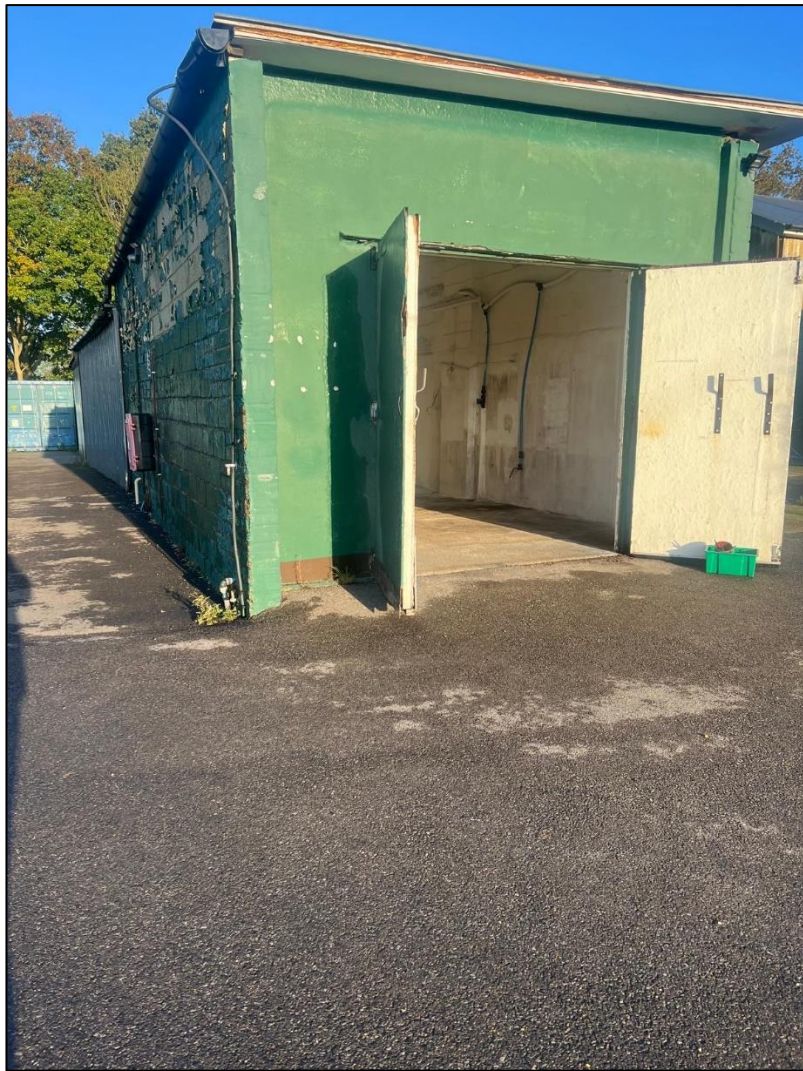

760 SQ FT (70.6 SQ M)
STORAGE UNIT / WORKSHOP PREMISES TO LET

GOOD ROAD LINKS TO THE A23, M23 & A27

100% SMALL BUSINESS RATES RELIEF AVAILABLE



AVAILABLE FOR RENT UNDER A SIMPLE TENANCY AGREEMENT

UNIT E5 BLACKLANDS FARM, WHEATSHEAF ROAD
HENFIELD, WEST SUSSEX BN5 9AT

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

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

LOCATION

Blacklands Farm is situated approximately 8 miles southwest of Burgess Hill, 12.8 miles northwest of Brighton and approximately 2.2 miles to the northeast of Henfield Village. The estate entrance is located to the east of Wineham Lane on the northern side of Wheatsheaf Road (B2116). Signpost - look out for two full sized model dairy cows. The A23 linking the M23 and A27 lay approximately 3 miles to the immediate east. A location plan is best viewed online through Google Maps by typing in the estate's postcode BN5 9AT

Major Road Connections	Distances in miles
A23	3 miles east
Gatwick via A23	21.9 miles north
M23 (Junction 11) via A23	13.2 miles northeast
A27	9 miles south

DESCRIPTION

The subject unit forms part of a courtyard complex comprising offices, workshops and storage units. Externally, there is a shared forecourt area providing for loading and unloading.

ACCOMMODATION (GIA)

Ground Floor 760 sq ft (70.8 sq m)

TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. There is no estate service charge or VAT payable. A deposit equivalent to three months will be required.

RENT

£9,600 per annum exclusive, payable monthly in-advance by Standing Order.

BUSINESS RATES (2024/2025 FINANCIAL YEAR)

The current Rateable Value advertised online by GOV.UK is £6,500 (under Garage). The Uniform Business Rate multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £3,243.50. Properties with a Rateable Value less than £12,000 are eligible for an **100% Small Business Rates Relief**. 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

ENERGY PERFORMANCE CERTIFICATE

The property is exempt under the current regulations.

VIEWING ARRANGEMENTS

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

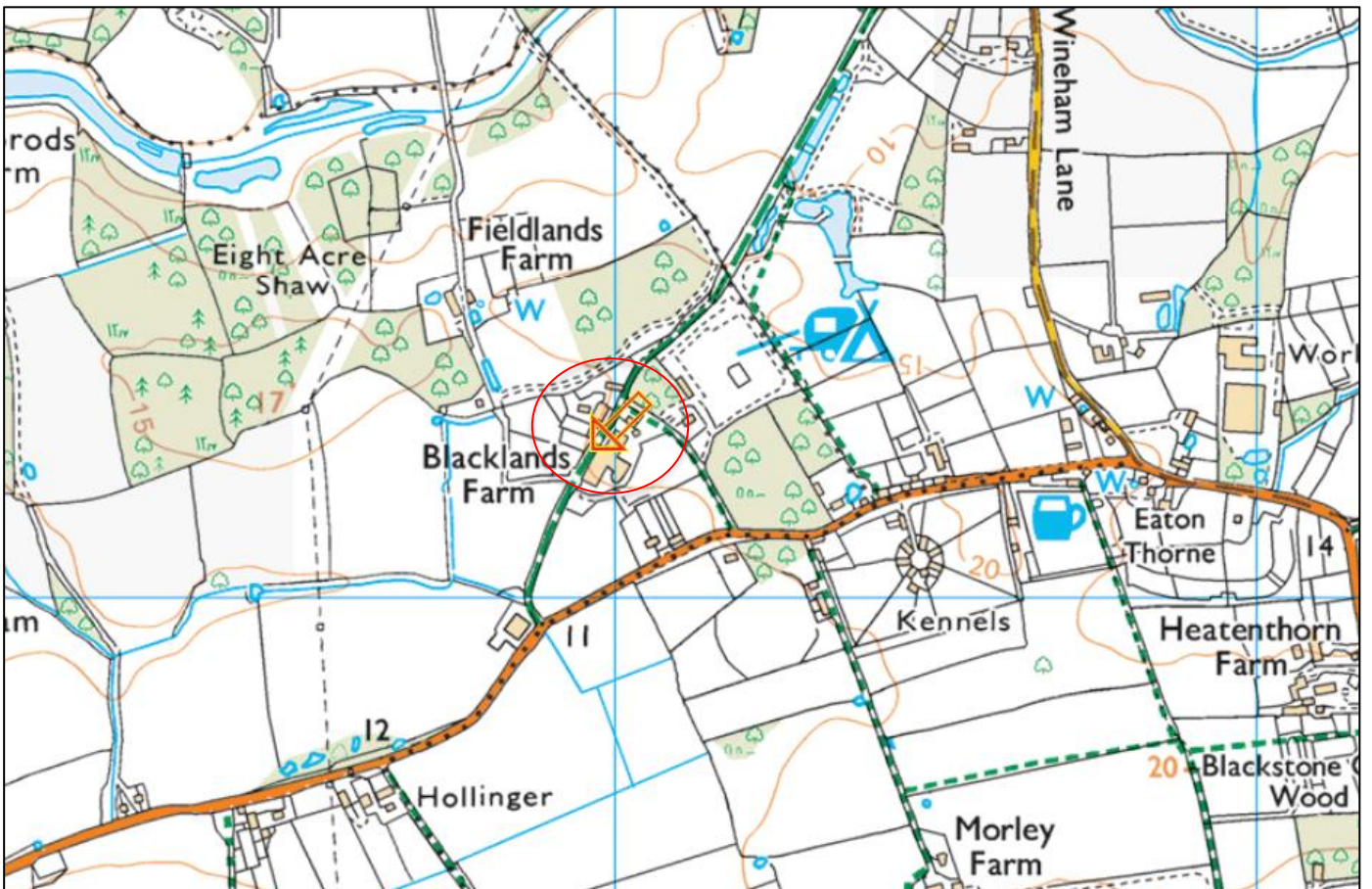
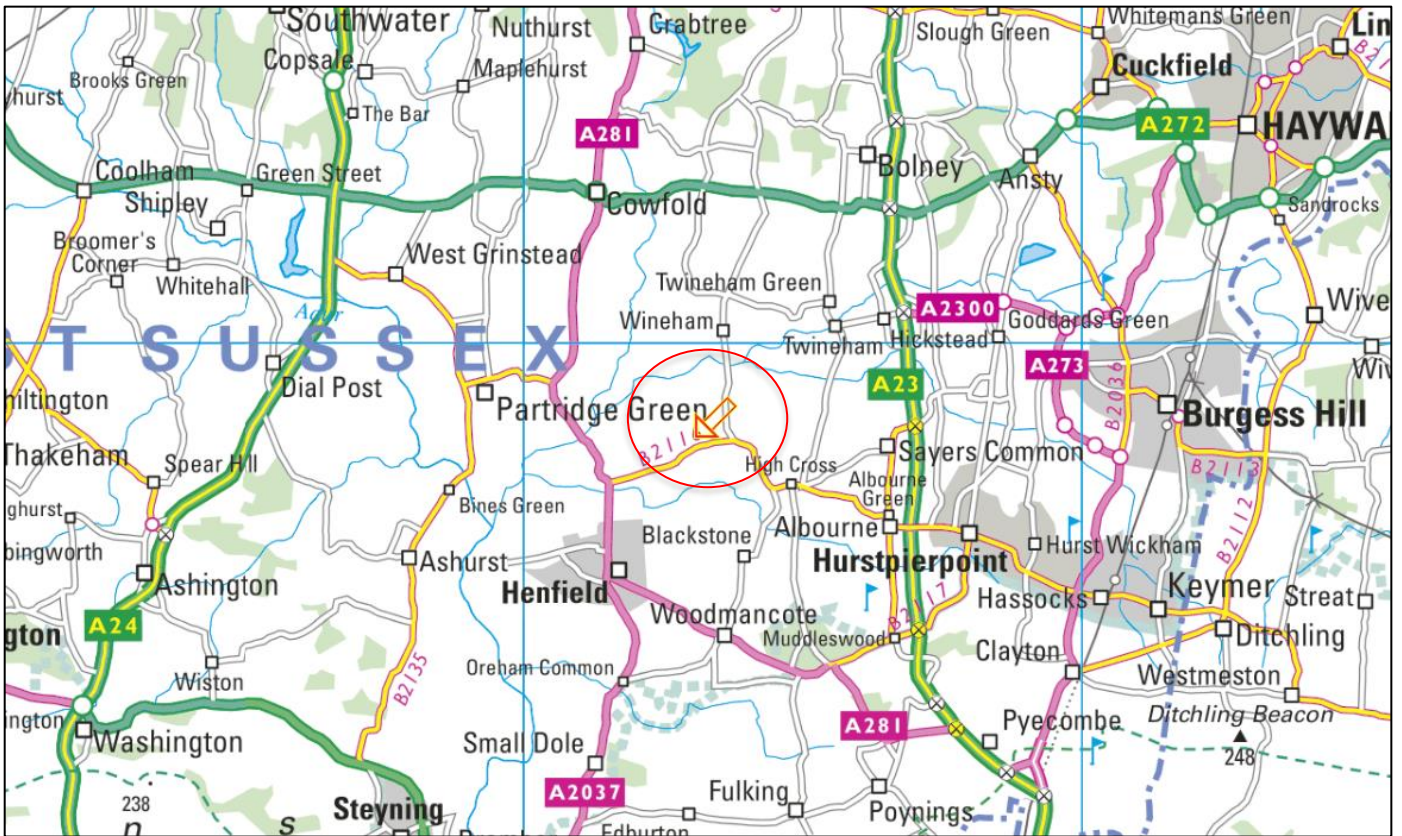
CONTACT

Andrew Algar - Head of Commercial Property
01273 091823
07868 434 449
andrew.algar@henryadams.co.uk





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.