

TO LET

WAREHOUSE/FACTORY/OFFICE UNIT (345.69 SQ M) 3,721 SQ FT

Unit A Henfield Business Park, Shoreham Road, Henfield,
BN5 9SL



Summary

Available Size	3,721 sq ft
Rent	£33,000 per annum exclusive
Business Rates	Rateable Value of £35,500 with a UBR of 43.2 p in £
Service Charge	£400 per annum plus VAT is the current annual charge towards the upkeep of the common parts/servicing of security gate/upkeep of CCTV
EPC Rating	C (75)

Location

The property is situated on the Henfield Business Park to the south of the town centre, via the A2037 Shoreham Road. Shoreham is approximately 15 miles to the south and Horsham is approximately 11 miles to the north-west. The A23 is easily accessible, being approximately 5 miles distant.

Description

Accommodation comprises an end of terrace building of steel portal frame under green coated pressed steel sheeting with brick construction.

Specification

- Gas Heating in Part
- 3 Phase Power
- Full Height Loading Door
- New Gas/Fire Certificates
- 2 WC's
- Tea making area
- 6 car parking spaces

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor Warehouse/Factory	2,253	209.31
First Floor Offices	1,468	136.38
Total	3,721	345.69

Terms

A new full repairing and insuring lease for a term of 6 years with an upward only rent review at the end of the 3rd year. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to pay their own legal costs.

Viewings

Available through Ralph Bernascone - 07717 576337 / salesandlettings@whiteover.co.uk

Alexander Mullett - 01444 443400 / am@crickmay.co.uk



