

2,928 SQ FT (272.4 SQ M)
WELL-SPECIFIED, CLASS E PREMISES TO LET
OFFICES, CLINIC, LEISURE RELATED USES INVITED



BAND "A" ENERGY PERFORMANCE RATING
BRUSH HOUSE
STAR ROAD TRADING ESTATE
PARTRIDGE GREEN
WEST SUSSEX
RH13 8RA

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

LOCATION

Star Road Trading Estate is ideally positioned just south of Partridge Green village, at the junction of the B2135 and B2116. This strategic location places it approximately 9 miles south of Horsham, 11 miles west of Haywards Heath, and 16 miles northwest of Brighton. For rail connections, Horsham mainline station is the nearest, offering regular services to London Victoria, Gatwick Airport, and the south coast. The estate also benefits from excellent local amenities within easy reach, including a shopping parade, a Co-operative supermarket, a Post Office, a petrol filling station, and a traditional public house.

Major Road Connection Links	Distances in Miles
A24 via B2135	2.6 miles to the north-west
A23 via A272	4.5 miles to the north-east
M23 via A272 / A23	6.7 miles to the north-east

DESCRIPTION

This high-specification, air-conditioned office building is arranged over the ground and first floors and benefits from dedicated forecourt parking. The ground floor features a spacious reception foyer, two private offices, and male and female toilets. The first floor offers a predominantly open-plan layout complemented by perimeter side rooms.

ACCOMMODATION (NET INTERNAL AREAS)

Ground Floor	1,288 sq ft (120.0 sq m)
First Floor	1,640 sq ft (152.4 sq m)
Total	2,928 sq ft (272.4 sq m)

PROPERTY FEATURES

- Air-conditioned (hot/cold)
- Excellent natural light
- LED lighting
- Quality carpet tiled flooring
- Recessed floor inset power points
- Male & female toilets (DDA compliant)
- Fitted kitchen

TERMS

The property is offered for rent on a new, effective fully repairing and insuring lease basis for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£35,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

Pending formal assessment.

ENERGY PERFORMANCE RATING

The energy efficiency rating for this property falls within Band A (22). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS

Henry Adams Commercial www.henryadams.co.uk/commercial

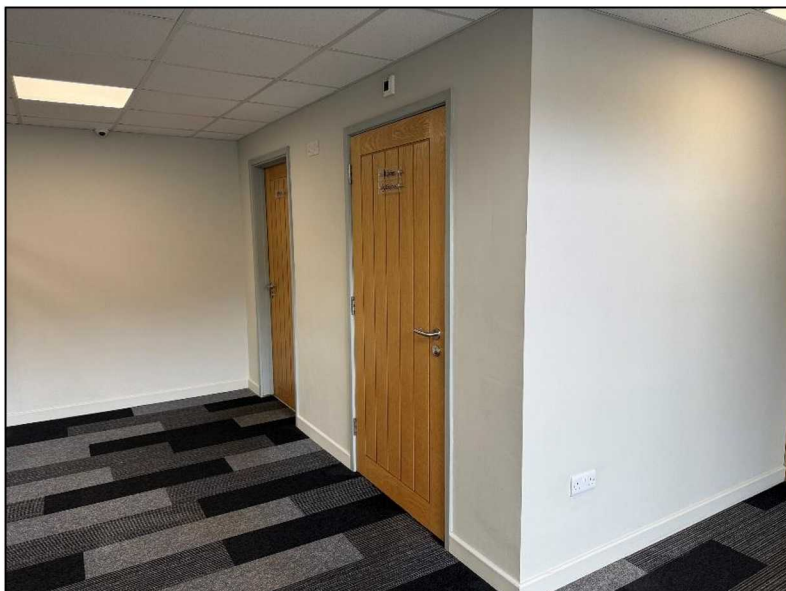
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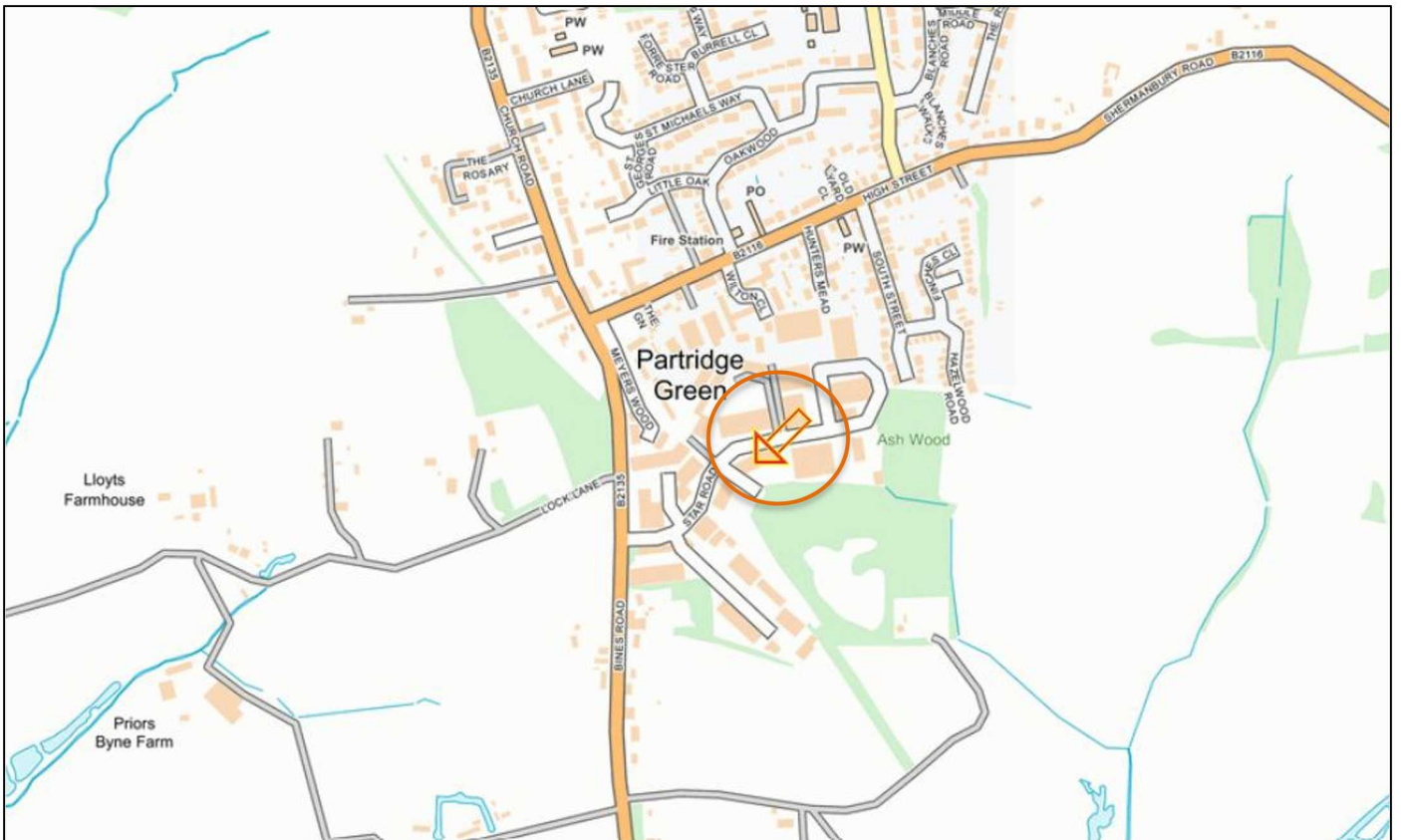
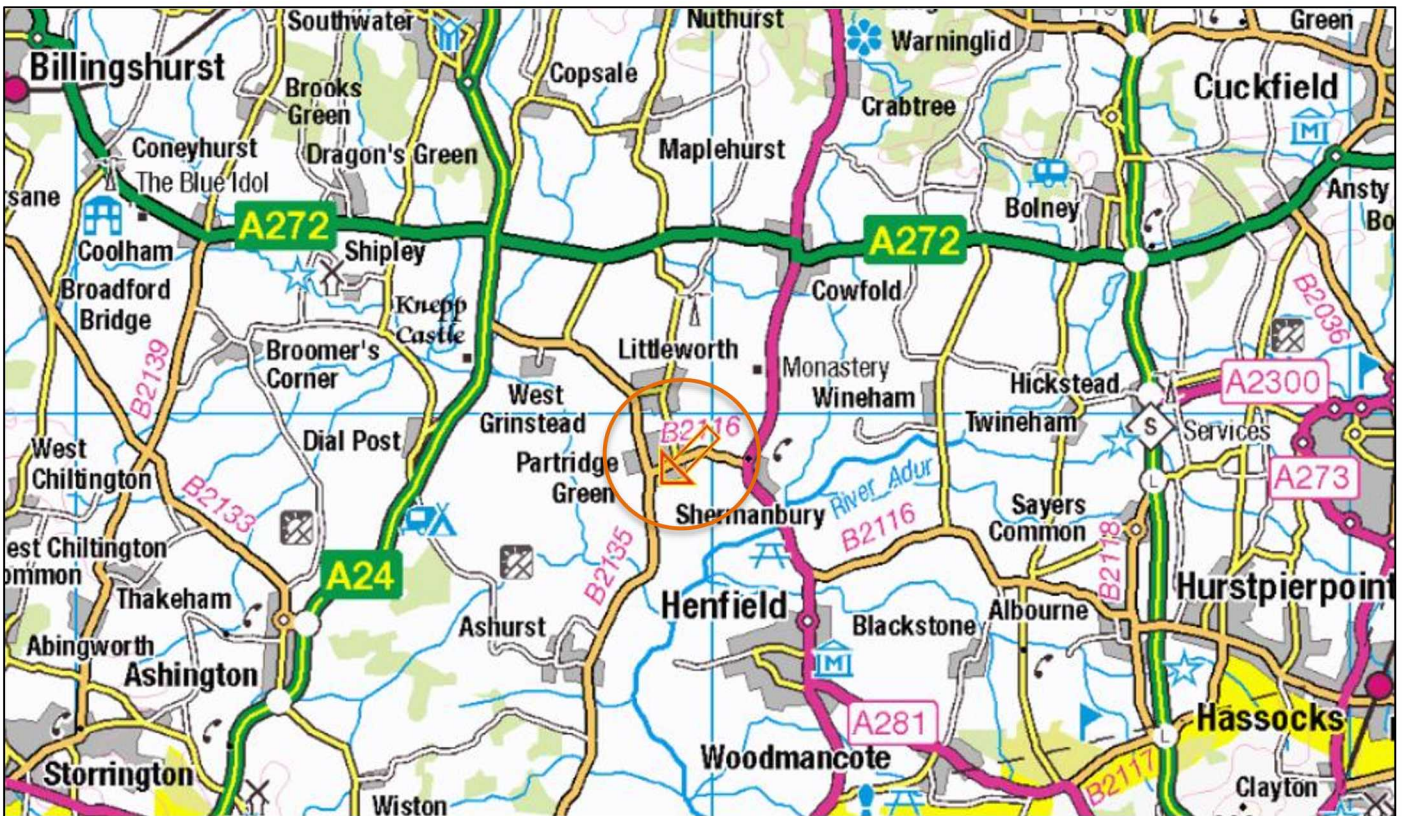
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LOCATION MAPS - NOT TO SCALE



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.