

**10,269 SQ FT (954 SQ M)**  
**FACTORY UNIT / WAREHOUSING TO LET**  
**5.4M EAVES HEIGHT, RISING TO 6.8M**



**UNIT 5 ORCHARD FARM BUSINESS PARK**  
**EMMS LANE, BROOKS GREEN**  
**NEAR BILLINGSHURST**  
**WEST SUSSEX**  
**RH13 0TR**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

Orchard Business Park is located within the hamlet of Brooks Green in rural West Sussex. The A272 with its links to the A24 and A29 is located 1.7 miles to the immediate south.

Nearby towns and villages	Distances via main "A" roads
Billingshurst	4.5 miles to the west
Storrington	7.5 miles to the north-east
Horsham	9.5 miles to the south
Worthing	15.5 miles to the south

## DESCRIPTION

A steel framed unit with composite profile steel clad elevations under a pitched sheeted roof. The unit has an eaves height of 5.4m, rising to 6.8m. The electric roller shutter door opening measures 4.6m (h) by 4.0m (w).

## ACCOMMODATION (Gross Internal Area)

Ground Floor 10,269 sq ft (954 sq m)

Dimensions 9.1m (w) x 104.5m (d)

## TERMS

The property is available to let upon a new full repairing and insuring lease for a term to be agreed. A minimum deposit equivalent to 3 months will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## RENT

£77,000 + VAT per annum exclusive, payable quarterly in-advance.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £67,500. The Uniform Business Rate multiplier for 2026/2027 is 0.48p in the £ making the Rates Payable £32,400. 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](http://www.gov.uk/find-business-rates)

## ENERGY PERFORMANCE CERTIFICATE

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

## VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS Henry Adams Commercial.

## CONTACT

Andrew Algar - Head of Commercial Property

01403 282 519

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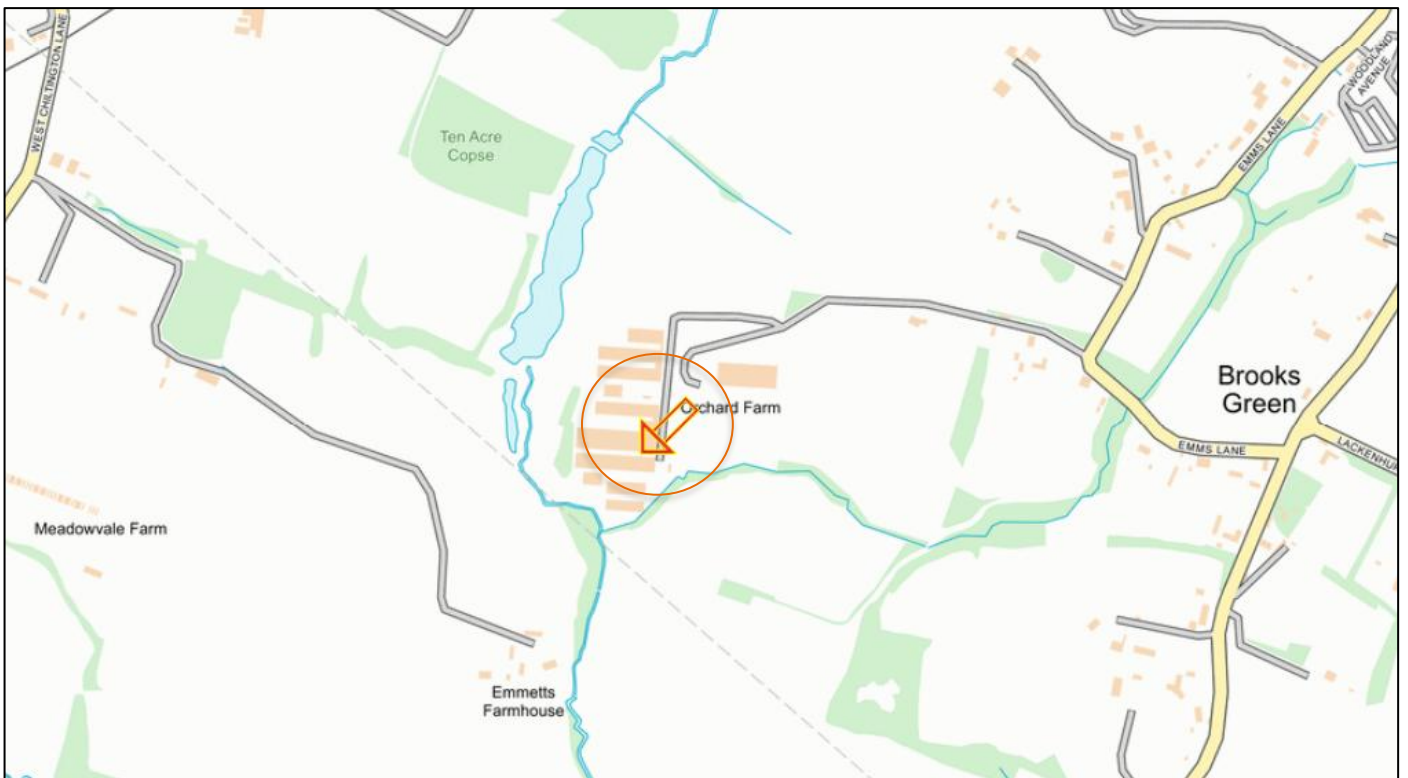
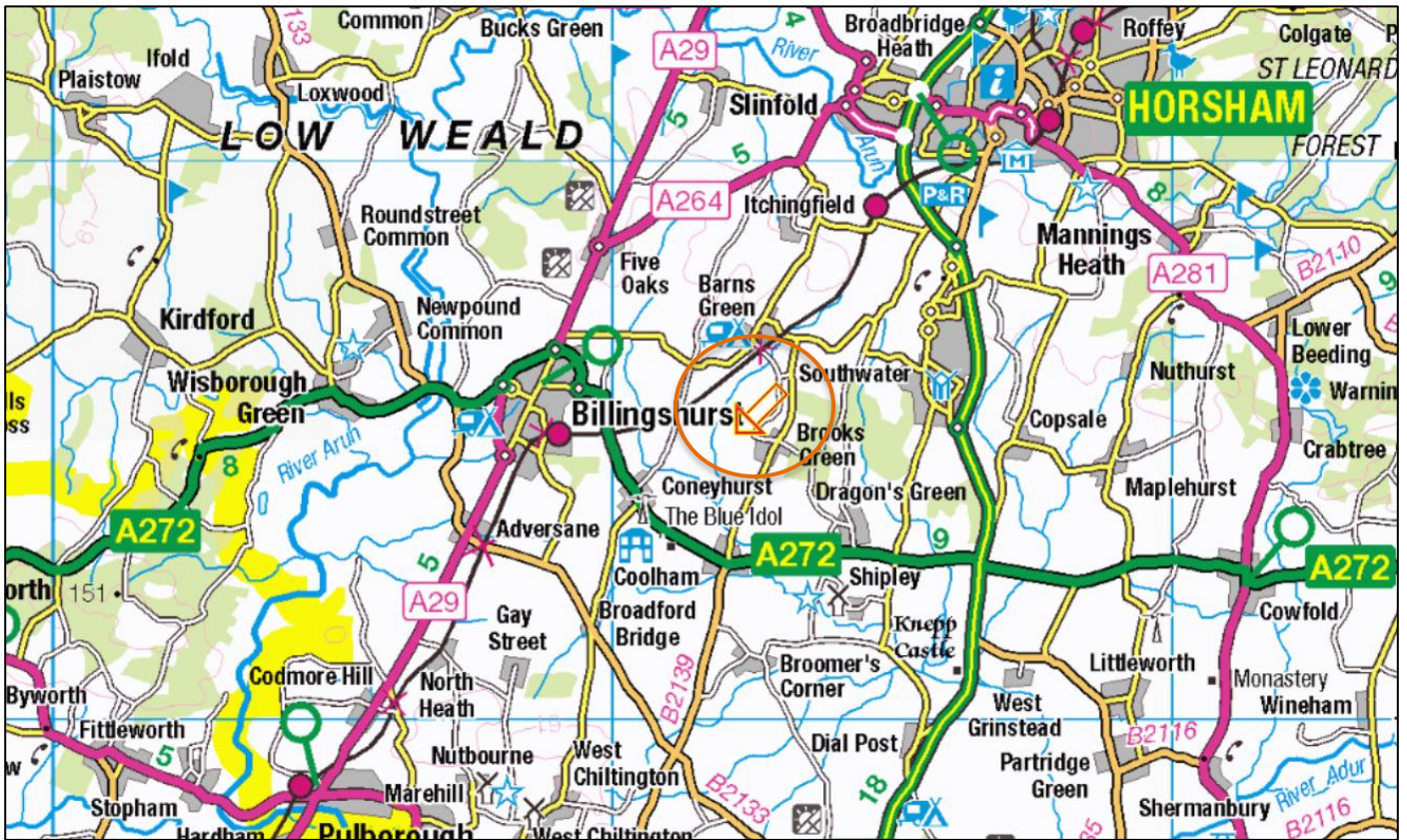
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ELECTRIC ENTRANCE GATE



## 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.