

**3,317 SQ FT (308.2 SQ M)**

**BUSINESS UNIT WITH INTEGRAL OFFICES TO LET**  
(OPEN STORAGE LAND ALSO AVAILABLE TO RENT)



**\*FAST CONNECTING ROAD LINKS TO THE A27\***

**UNIT 1, TILE BARN FARM**

**HILL LANE**

**BARNHAM**

**WEST SUSSEX**

**PO22 0BL**

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

## LOCATION

Tile Barn Farm is located 0.7 miles to the southeast of Barnham Village, between Arundel to the northeast (approximately 7 miles) and Bognor Regis to the southwest (approximately 6 miles). The Lane serving the farm is not suitable for HGVs in excess of 10 tons.

## DESCRIPTION

A steel portal framed barn building with partial block walls under a pitched corrugated roof. Externally, the property has a good-sized forecourt area providing parking and facilities for loading and unloading. Subject to business usage, our client can offer in conjunction with the unit, open storage land and an Atcost barn for an additional rent. Further details on request.

## ACCOMMODATION

Gross Internal Area                      3,317 sq ft (308.2 sq m)

## PROPERTY FEATURES

- Fluorescent lighting
- 3 phase power supply
- Large steel concertina loading door - 3.5m (h) x 7.0m (w)
- Personnel door
- Integral office accommodation
- WC facility

**Please Note:** Our client lives close by to the property and will not consider noisy industrial uses.

## RENT

£24,000 per annum exclusive, payable monthly in-advance by bank standing order.

## TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to three months' rent will be required. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## TENANCY AGREEMENT FEE

There is a charge of £350.00 + VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The current Rateable Value advertised by GOV.UK is £17,500. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £8,732.50. Interested parties are advised to contact Arun District Council Rates Department to verify the above or alternatively, this information is available on-line through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates).

## VIEWING ARRANGEMENTS

By appointment with sole letting agent's Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

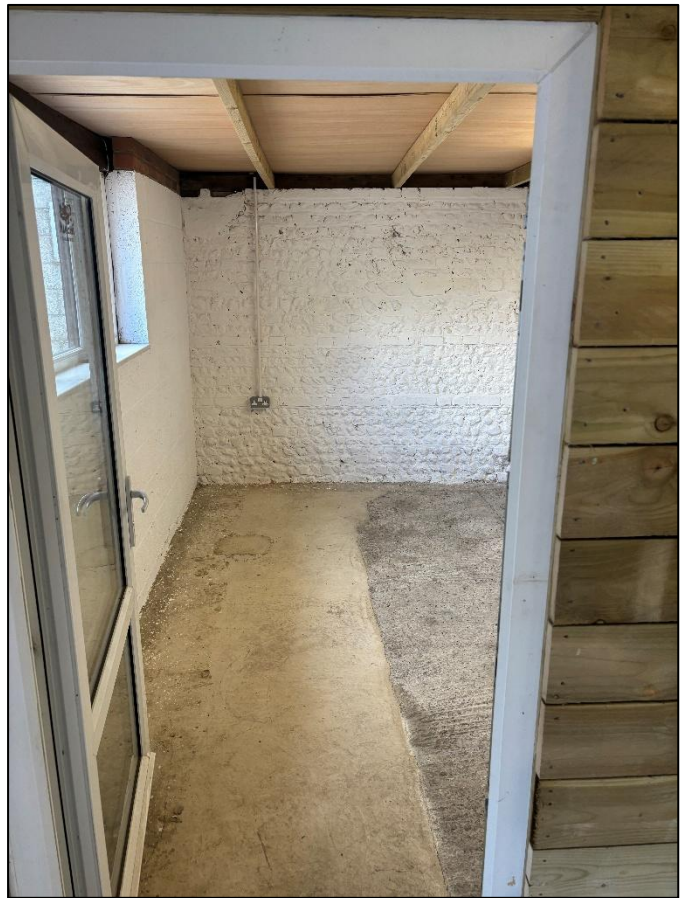
## CONTACT

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Commercial entrance gate on Hill Lane



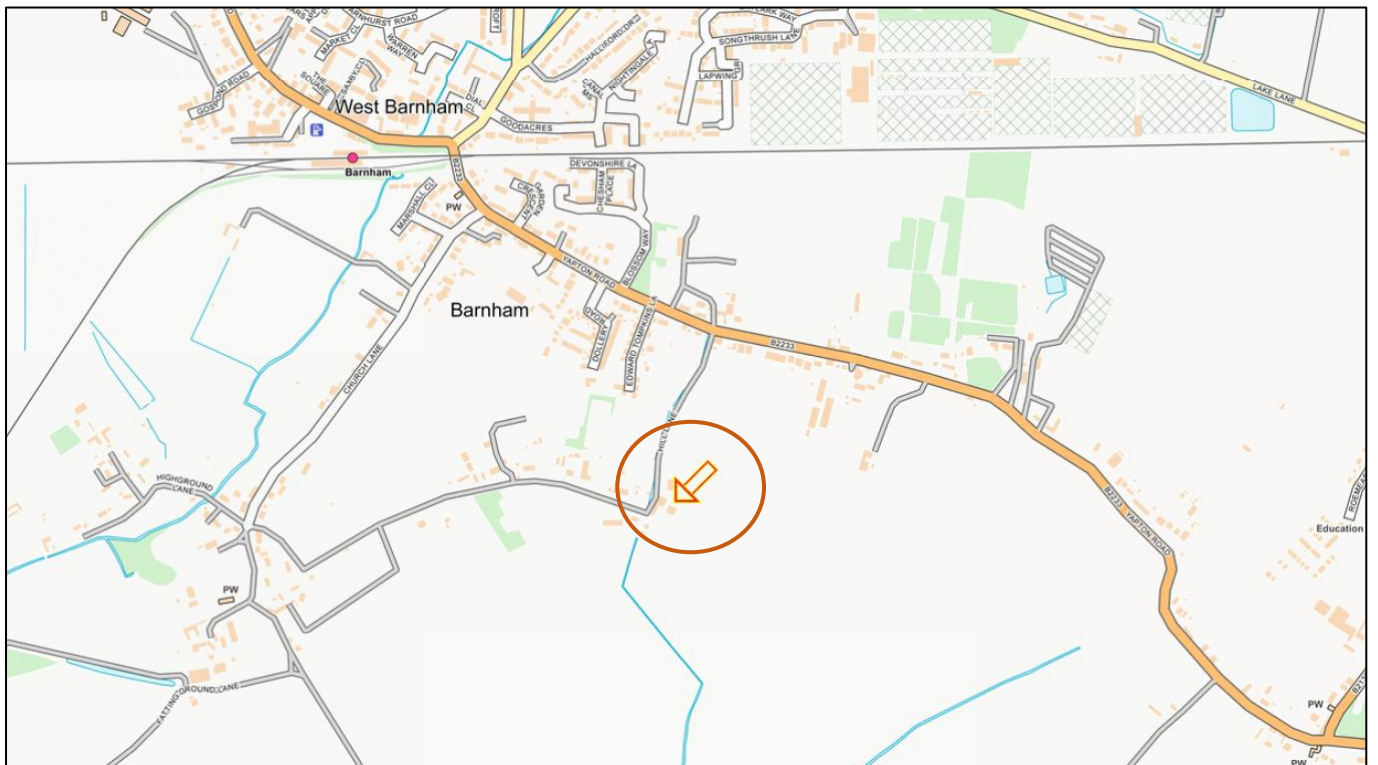
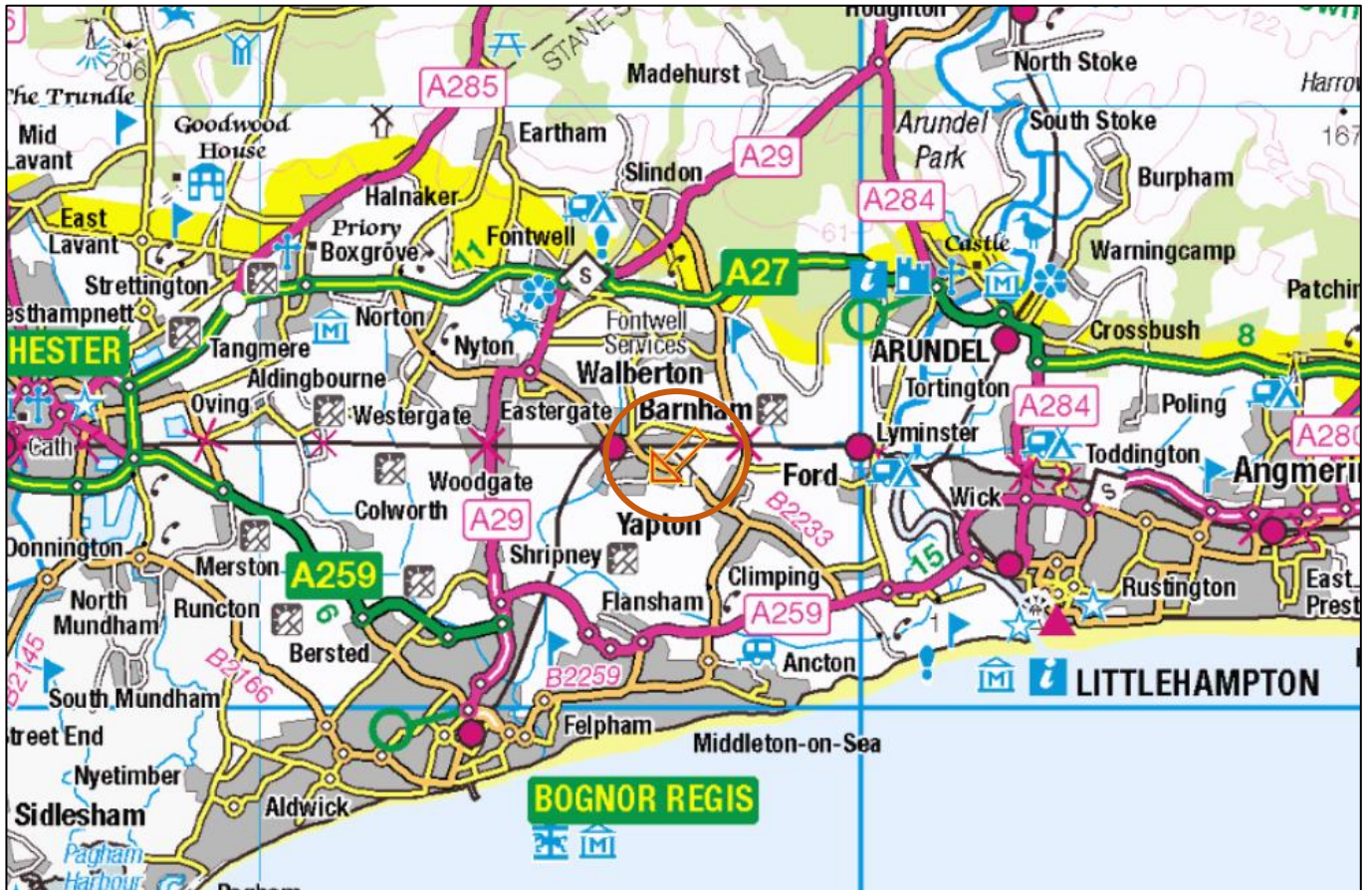
Open storage land adjacent to unit.



Adjacent open sided Atcost barn



## 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 regards 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.