

2,262 SQ FT (210.14 SQ M)

WELL-SPECIFIED, CLASS E PREMISES TO LET

OFFICES, STORAGE, CLINIC, RETAIL & LEISURE RELATED USES INVITED



GENEROUS ON-SITE PARKING

**SUITES G3 TO G5, HARDHAM MILL BUSINESS PARK
MILL LANE, PULBOROUGH
WEST SUSSEX
RH20 1LA**

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

LOCATION

Hardham Mill Business Park is situated off the main A29 London Road, just south of Pulborough Village (1.1 miles). Travelling from south to north, Mill Lane is on the left-hand side – look out for Hardham Water Supply Works sign (Southern Water). Serving a large rural community, Pulborough village offers a good range of local amenities, including a mainline railway station, which provides direct services to London Victoria to 1 hour and 15 minutes.

DESCRIPTION

Hardham Mill business Park is a multi-let, semi-rural trading park, comprising various small business units, offices and workshops. The subject offices which are arranged over the ground floor, provide the following net internal floor areas:

Main Office	1,308 sq ft (121.52 sq m)
Meeting Room	285 sq ft (26.46 sq m)
Room 1	132 sq ft (12.28 sq m)
Room 2	132 sq ft (12.28 sq m)
Server Room	261 sq ft (24.23 sq m)
Kitchen	144 sq ft (13.37 sq m)
Total Area	2,262 sq ft (210.14 sq m)

SITE & PROPERTY FEATURES

- Net floor area of 2,262 sq ft (210.14 sq m)
- 24/7 access 365 days a year
- Generous on-site parking
- Rural setting
- Excellent natural light
- Modern LED lighting
- Raised floors with inset data/power points
- Male/Female toilets
- Kitchen
- BT telecom points

RENT

£30,000 per annum exclusive, paid quarterly in-advance.

TERMS

The premises are available for rent upon a new effective full repairing and insuring lease 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 Landlord & Tenant Act 1954 (Part II).

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Use Class allow multiple business uses, including offices, retail, leisure, nursery, and clinic related uses. We would strongly advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted changes. Alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band D (94) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £31,750. The Uniform Business Rates multiplier for 2026/2027 is 43.3p in the £ making the Rates Payable £13,716. 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

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

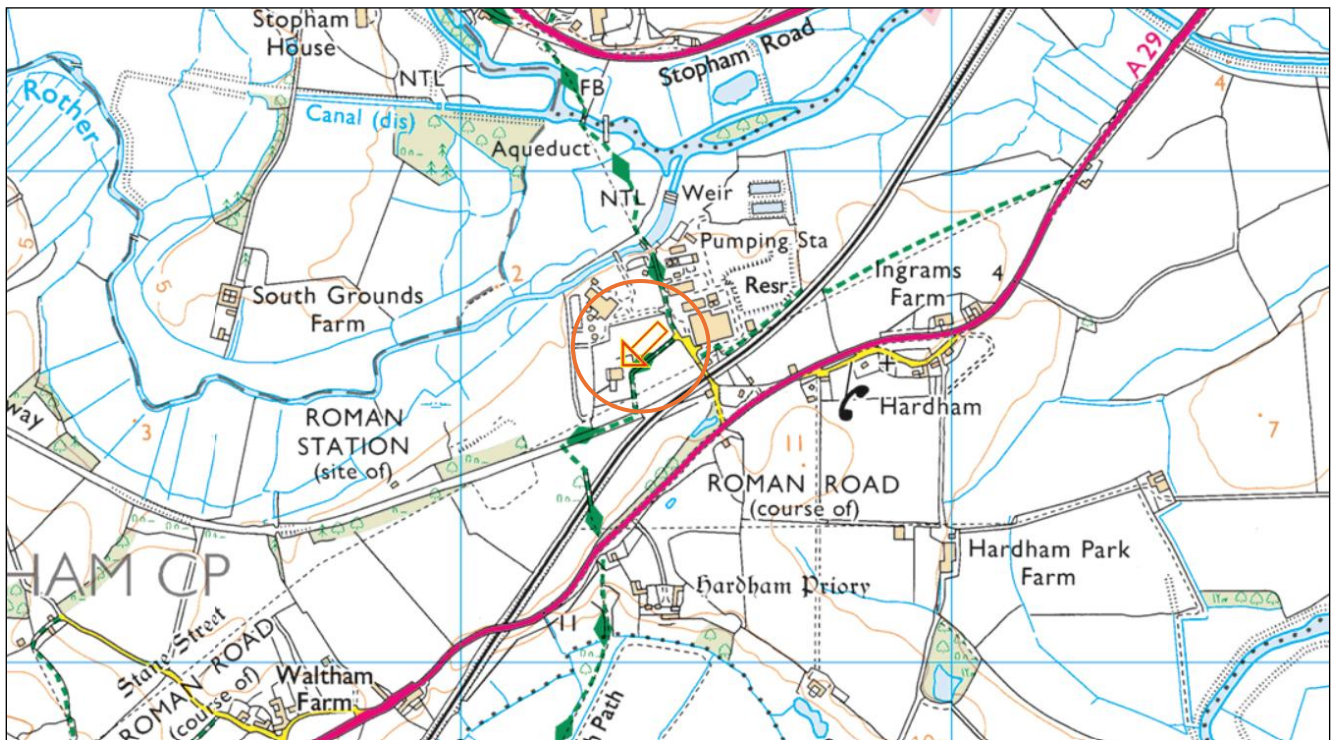
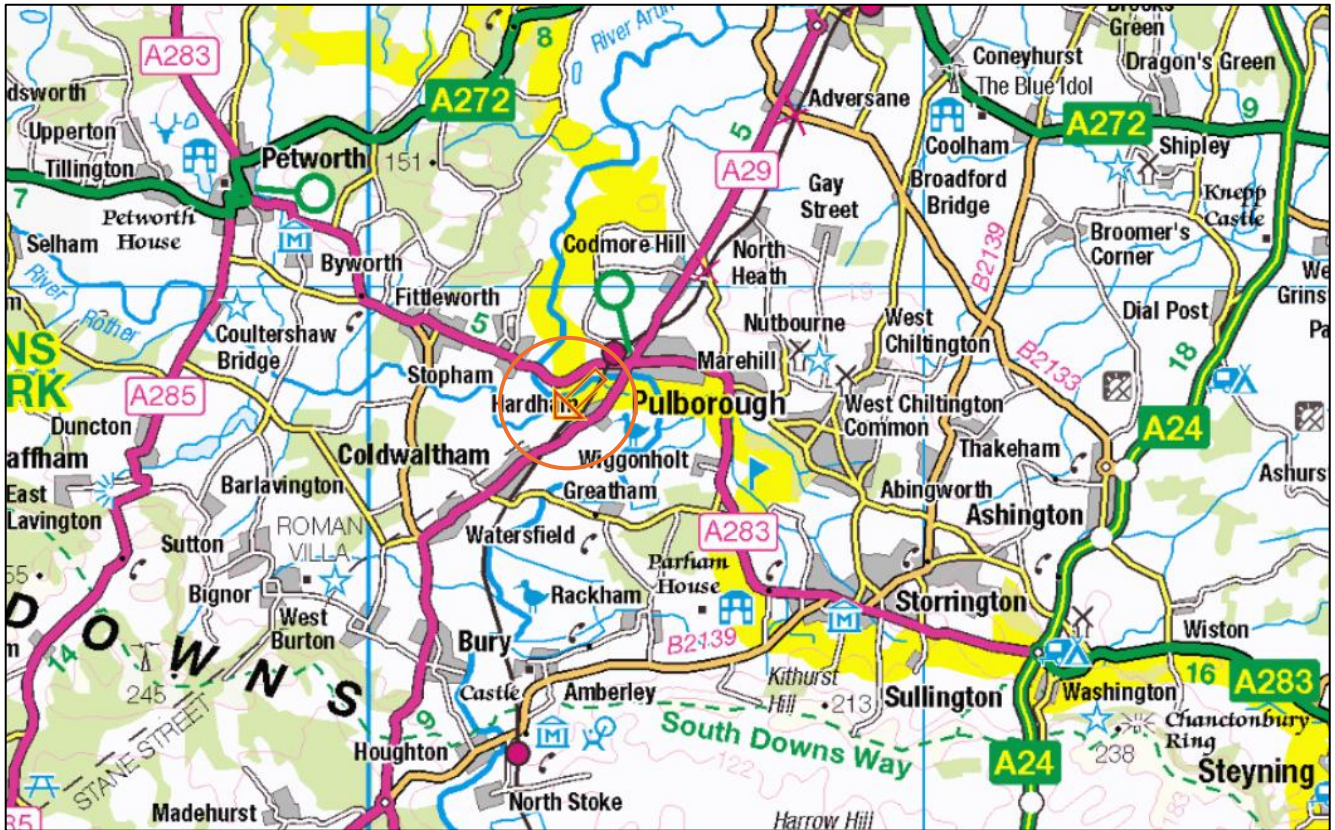
CONTACT

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LOCATION MAPS - NOT TO SCALE



Entrance to Mill Lane from A29



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.