

**670 SQ FT (62.2 SQ M)**

**WORKSHOP / STORAGE PREMISES TO LET**

***100% SMALL BUSINESS RATES RELIEF AVAILABLE***



**FLEXIBLE TERMS WITH TENANT BREAK OPTIONS**

**UNIT 3 FOUR OAKS FARM WORKSHOPS  
HUNDRED ACRE LANE  
STREET, HASSOCKS  
WEST SUSSEX  
BN6 8SH**

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

## LOCATION

Four Oaks Farm Workshops is situated in rural West Sussex, being approximately 2.8 miles to the east of Burgess Hill, 4.6 miles to the south of Haywards Heath, and approximately 8.5 miles to the north-west of Lewes.

## DESCRIPTION

The subject unit forms part of a courtyard complex comprising offices, workshops and storage units.

## ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 670 sq ft (62.2 sq m)

The accommodation which is accessed through a single door is open plan with an adjoining office.

## AMENITIES

- Small integral office
- Connected to 3 phase power
- 240v perimeter power points
- LED lighting
- Insulated roof
- Male/Female toilets (communal)
- Good on-site parking

We understand fibre optic broadband is available through BT Openreach, subject to the usual tariffs, we would advise interested parties speak to BT directly to verify connection costs and tariffs.

## RENT

£6,700 per annum exclusive, payable monthly in-advance by bank Standing Order.

## TERMS

The unit is immediately available for rent upon a Landlord provided "Estate Lease" for a term of 3 years with annual break options. A deposit equivalent to one month's rent will be required. There is no estate service charge or VAT payable. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £5,900. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £2,548.80. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Lewes District Council Rates Department on 01273 484149 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)

## VIEWING ARRANGEMENTS

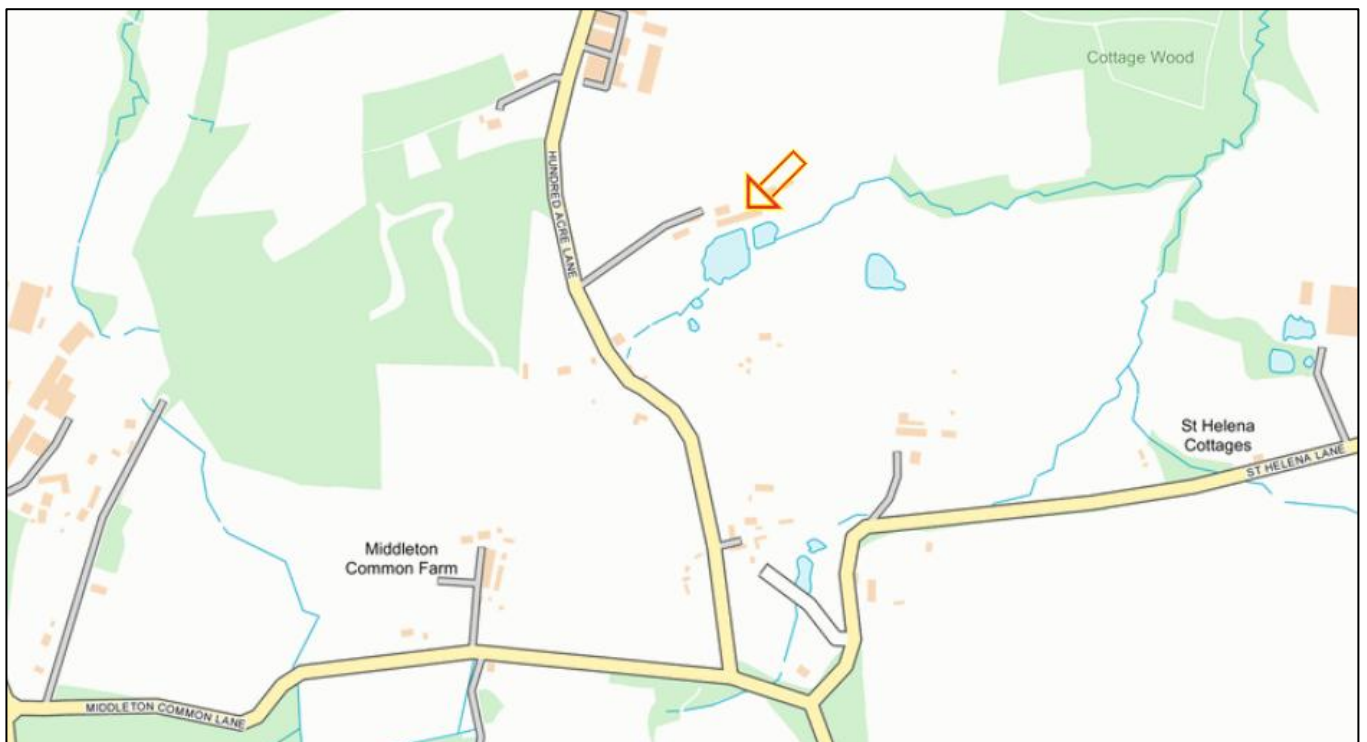
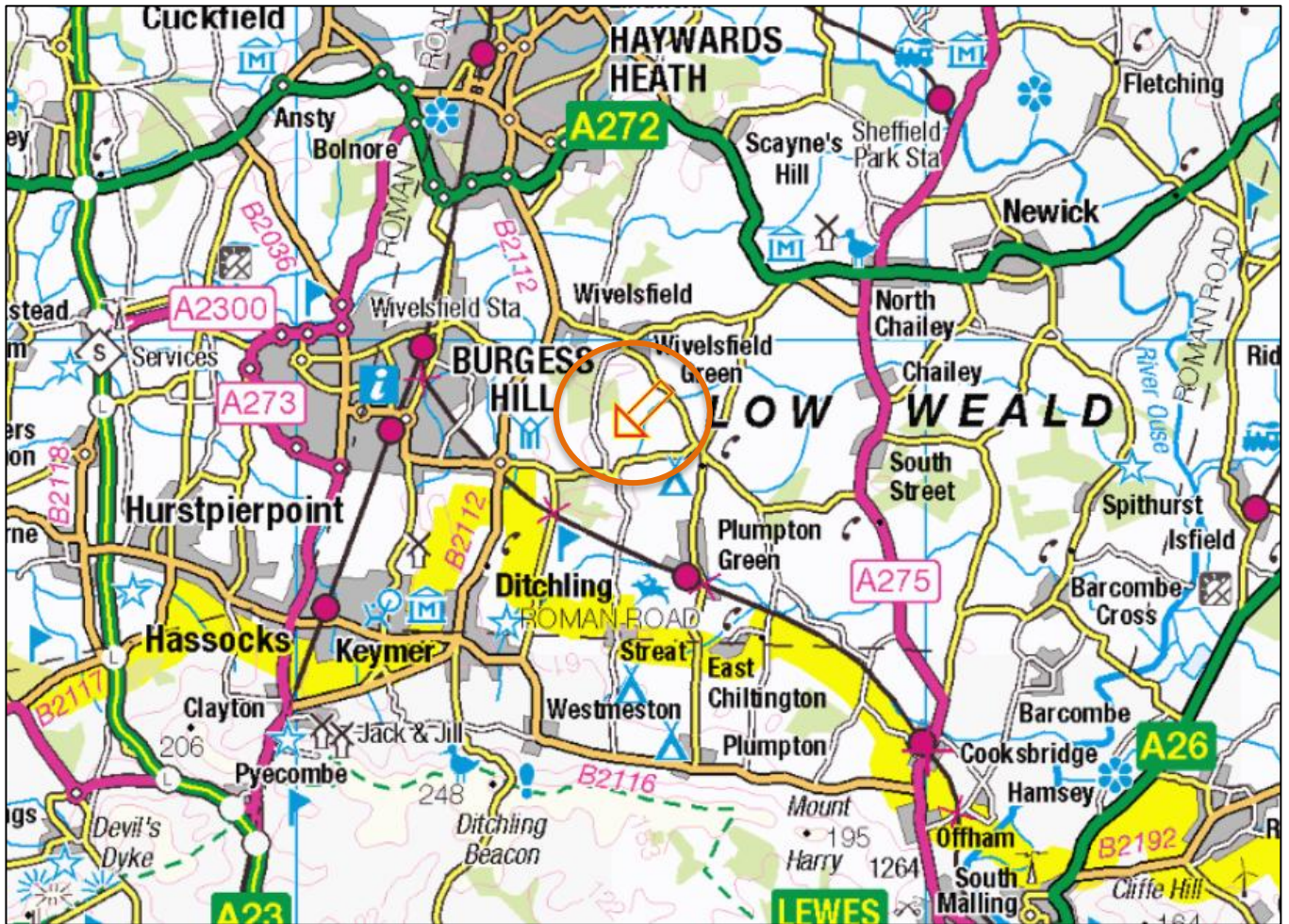
Strictly by appointment through SOLE LETTING AGENT'S  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

## CONTACT

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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.