



**Maple Farm, Marches Road, Warnham, Horsham,  
RH12 3SL**

**OPEN STORAGE YARD TO LET ON FLEXIBLE TERMS  
CLOSE TO THE A24 /A264  
8,600 SQ FT (798.94 SQ M)**



## MAPLE FARM, MARCHES ROAD, WARNHAM, HORSHAM, RH12 3SL

### Location

The property is situated on Marches Road in the rural village of Warnham, approximately 2.5 miles north-west of Horsham, which provides a comprehensive range of amenities and mainline rail services. The site is well positioned for access to Crawley (approximately 8 miles to the north) and London Gatwick Airport (approximately 10 miles), making it particularly suitable for occupiers requiring good regional and national connectivity.

The surrounding area is predominantly rural, providing a quiet working environment, whilst remaining within convenient reach of Horsham and the wider road network, including access towards the A24 and A264, providing direct links to the M23 and M25 motorway network and the wider South East.

### Description

Access is taken directly from Marches Road via a secure gated entrance to Maple Farm. The site offers a self-contained and secure commercial yard ideal for contractors, trade occupiers and small businesses requiring external storage and operational space. The rural setting offers a practical and discreet working environment, whilst remaining conveniently located for access to Horsham and surrounding areas.

The yard provides a level and usable surface with good vehicular access via another gated entrance to the yard itself. The site benefits from water and electric supply, with own meters.

There is substantial temporary portal frame building positioned to the rear of the yard that will shortly be removed by the existing tenant.

The yard is enclosed by mature trees and hedgerow boundaries, offering a good degree of screening and privacy. The surrounding land is agricultural, creating a quiet and private working environment.

### Accommodation

We understand the yard has the following gross external floor area:

	Sq Ft	Sq M
Industrial Yard	8,600	798.94
<b>TOTAL</b>	<b>8,600</b>	<b>798.94</b>

### Terms

Available to let on a new lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

### Rent

Offers invited in the order of £30,000 per annum exclusive.

### Planning

We understand that the site benefits from a historic Class B8 'Open Storage' Use. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Service Charge

A service charge will be applicable towards the upkeep and maintenance of the common parts, including the electric gates. Further details are available on request.

### VAT

VAT will NOT be chargeable on the terms quoted.

### Legal Costs

Each party to be responsible for their own legal costs.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

Strictly by appointment with the sole letting agents.

### Tim Shepherd

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