



UNIT 46A HENFIELD BUSINESS PARK, HENFIELD, WEST SUSSEX, BN5 9SL

- **NEW OFFICES**
- **TO LET ON A NEW LEASE**
- **1,600 SQ FT**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated on the Henfield Business Park to the south of the town centre via the A2037 Shoreham Road.

Description

New brick built two-storey offices with an insulated steel profile roof.

- Electric Heating
- 5 on site car spaces
- Lighting
- Male/Female Toilets
- Suspended Ceilings

Floor Areas

	Sq m	Sq ft
Ground Floor	74.32 m ²	800 sq ft
1 st Floor office	74.32 m ²	800 sq ft
Total	148.64 SQ M	1,600 sq ft

Terms

A brand new full repairing and insuring lease for a term to be agreed Between the parties. The lease to be outside of the Landlord & Tenant Act 1954.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

TIM SHEPHERD

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

Rent

£19,200 (nineteen thousand two hundred pounds) per annum exclusive of business rates, insurance and services.

EPC Rating

TBC

VAT

TBC

Business Rates

Small business rates relief available.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: TBC
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

Legal Costs

Each party to be responsible for their own legal costs.

