



42 HENFIELD BUSINESS PARK, SHOREHAM ROAD, HENFIELD, WEST SUSSEX, BN5 9SL

- **SUPERB FACTORY/ OFFICE/ LABORATORY**
- **TO LET ON A NEW LEASE**
- **1850 SQ FT (172 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated to the south of Henfield on A2037 which connects to the A27 to the South providing access to the main coastal towns and the A272 and A23 to the North connecting with Crawley and there onto London. Rail connections are available at Hassocks, Haywards Heath, Horsham and Shoreham with the closest being Hassocks which is approximately 7 miles to the East.

Henfield Business Park is an established industrial estate in what is otherwise a rural location. Henfield is a large village within Horsham District Council of West Sussex and lies approximately 50 miles south of London, 12 miles north/west of Brighton and 30 miles north/east of Chichester.

Description

This modern property comprises a ground floor industrial/ laboratory with a first-floor office/ business area.

Amenities:

- 4 car parking spaces
- Air conditioning
- Electric loading door
- Excellent condition

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground floor	91 m ²	982 sq ft
First floor offices	81 m ²	868 sq ft
Total floor area	172 m ²	1850 sq ft

Lease

A new full repairing and insuring lease for a term of five years or 10 years with an upward only rent review at the end of the fifth year. The lease to be full repairing and insuring outside the Provisions of the Landlord & Tenant Act 1954.

Rent

£21,500 (twenty one thousand and five hundred pounds) per annum exclusive + VAT.

Maintenance Charge

For the upkeep of the common parts– current annual charge **£400 + VAT**.

VAT

VAT is chargeable on the terms quoted.

Legal Costs

Each party is to pay their own legal costs.

Rateable Value

The current rateable value is £13,000 with a UBR of 49.9 p in £. We suggest you contact the Local Rating Authority for confirmation of the amount payable.

EPC

The EPC is B (27). Certificate available upon request.



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

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