



UNIT F4, STAR ROAD TRADING ESTATE, STAR ROAD, PARTRIDGE GREEN, WEST SUSSEX, RH13 8RA

- **END OF TERRACE WAREHOUSE UNIT TO LET**
- **3,900 SQ FT (362.3 m²)**
- **LOCATED ON AN ESTABLISHED INDUSTRIAL ESTATE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The Property is situated on the principal industrial estate in Partridge Green, located circa 9 miles south of Horsham.

Star Road Industrial Estate lies just to the south of the town centre just off the B2135, which leads directly to the A24 providing a direct access to all surrounding major road networks, including Junction 9 of the M25 Motorway (approximately 28 miles) and Junction 11 of the M23 Motorway (approximately 14 miles) via the nearby A23.

Description

The Property comprises an end of terraced warehouse on a steel portal frame.

Key Features:

- Steel loading door
- Lighting
- Male & Female WC facilities
- 6 car parking spaces

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
	362.3 m ²	3900 sq ft

Terms

A new sub-lease is available from April 2022 for a term of 5 years on a full repairing and insuring basis outside the provisions of the Landlord & Tenant Act 1954. The sub-lease is available by assignment at nil premium.

Rent

£29,250 per annum plus VAT. Paid quarterly in advance.

Business Rates

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

Rateable value:	£26,250
Rates Payable:	£13,500 pa approx.
UBR (2025/2026)	49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VAT

VAT will be chargeable on the terms quoted.

EPC Rating

The unit has an EPC rating of D. 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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