



**LIGHT INDUSTRIAL /  
WAREHOUSE**

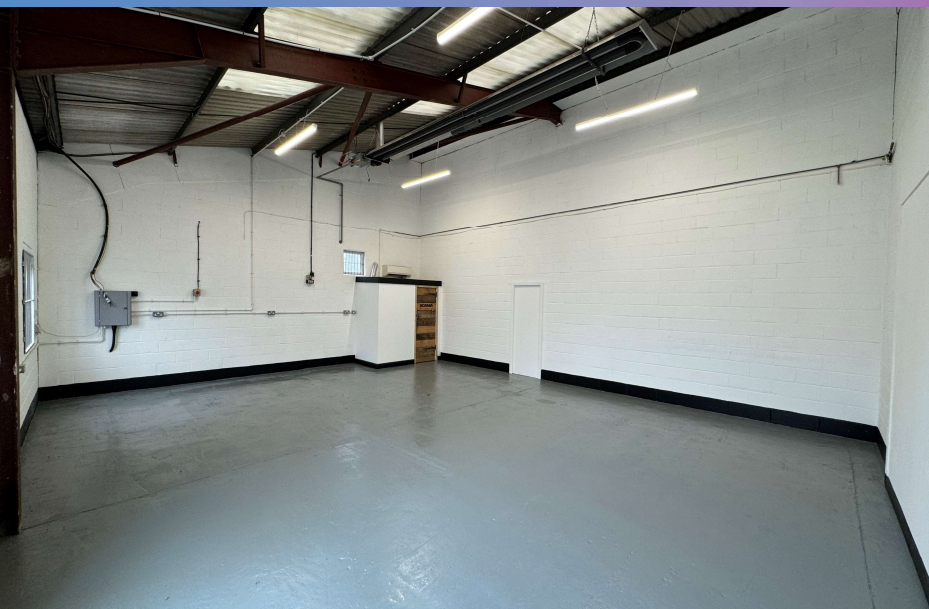
700 Sq Ft  
(65 Sq M)

**RENT: £8,500 Per Annum**

Industrial /  
Workshop Unit  
With Parking &  
Private Yard on  
Popular Estate

- + Situated on Well Established & Thriving Estate
- + Estate Under New Ownership & Management
- + Ready For Immediate Occupation
- + Class E Premises - Ideal for Storage & Distribution Business
- + Three Phase Electric, Concrete Floor, Roller Shutter Door
- + 18ft Eaves Height
- + Viewing Highly Recommended





## Location

The Huffwood Trading Estate is located in Partridge Green with access directly off the High Street (B2116) and is conveniently situated between the A23 and A27 arterial roads in Sussex. Partridge Green is located at the intersection of the B2135 and B2116 approximately 15 miles to the north west of the city of Brighton, 10 miles north of the popular seaside town of Worthing, 11 miles west of Haywards Heath and 7 miles south of the town on Horsham. The nearest mainline railway station is at Horsham where regular services to London Victoria and Gatwick airport can be located.

## Description

Huffwood Trading Estate is a popular, multi let business park under new ownership that provides a range of business units from 200 Sq Ft upwards. Unit 15 is situated in an end of terrace position towards the rear of the Estate and provides open plan warehouse accommodation to front with WC located at the rear. The unit benefits from concrete flooring, sodium lighting, 7'8ft x 4ft loading doors, three phase electrics, approx 18ft eaves height (highest). We understand the premises benefits from Class E use and therefore could suite a wide array of tenants. Please note the unit is not suitable for motor trade. Interested parties are asked to make their own enquiries in respect of planning and their required uses.

Externally there is adequate parking across the estate.

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse Unit	700	65
<b>Total</b>	<b>700</b>	<b>65</b>

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £7,700. Since the premises have a rateable value of less than £12,000, occupiers can expect to benefit from 100% small business rates relief. This is subject to tenant status and interested parties are asked to make their own initial enquiries as to the relief / exemption available to them.

## Terms

The property is available by way of a new effective FR&I estate lease for a minimum term of 3 years.

## Summary

- + **Rent** - £8,500 Per Annum Exclusive
- + **VAT** - To Be Charged on the Rent & Service Charge
- + **Service Charge** - £700 Per Annum
- + **Buildings Insurance** - £500 Per Annum
- + **Deposit** - 3 Months
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - (C73)

## Viewing & Further Information

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