



**UNIT 1, POLLINGFOLD FARM, HORSHAM ROAD,  
RUDGWICK, WEST SUSSEX, RH12 3AS**

TO LET - Excellent modern warehouse facility with secure gated yard/car parking  
26,800 sq ft on 2.10 Acres



# Summary

Excellent modern warehouse facility with secure gated yard/car parking

Available Size 26,800 sq ft

- Total site area 2.1 Acres
- Warehouse space of 26,800 sq ft
- Integral office accommodation 1,250 sq ft which can readily be remodelled to suit occupier needs
- External hard standing area 1.4 Acres and parking for approx. 32 cars
- 6m Eaves height
- Secure gated entrance and steel palisade perimeter fencing
- Electric vehicle charging points



# Location

 **Unit 1, Pollingfold Farm**  
**Horsham Road, Rudgwick,**  
**West Sussex, RH12 3AS**

The property is located to the North of Rudgwick in Ellens Green, West Sussex, approx. 2.5 miles from the A281 with links to the immediate South and North towards the M25 and London. Horsham is approx. 8 miles southeast and Billingshurst is 7 miles to the south.





# Further Details

## Description

The property comprises of a secure site of around 2.1 acres with a modern warehouse facility with an insulated roof, walls and four roller door access points, and 6m eaves height, rising to 7.7m at the ridge. Use Class B8 and E (g). 3 phase power and LED lighting plus electric car charging points.

The premises can be let as a whole or in part and could well suit a company that has a split operation as each section benefits from 4 individual roller access doors and yard space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Internal Warehouse	26,800	2,489.80
Intergal Office area	1,250	116.13
<b>Total</b>	<b>28,050</b>	<b>2,605.93</b>

## Lease Terms

A new lease direct from the landlord for a term to be agreed.

## Rent

Year 1: £260,000 per annum

Year 2-3: £270,000 per annum

Year 4-5: £275,000 per annum

N.B. Details of rent for unit in part is upon application and subject to contract.

## Rates

We are informed by Waverley Council that the property is assessed for rating purposes as follows:

Rateable Value: £98,500

Tenant to make own further inquiries.

## Use

The premises falls under the commercial use class B8 and E(g) , which gives flexibility for a variety of uses.

## EPC

The premises has an EPC rating of C (56) expiring on 11th January 2032.

## VAT

We are advised that the premises is elected for VAT.

## Legal Costs

Each party to bear their own legal costs in the transaction.





## Enquiries & Viewings



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