



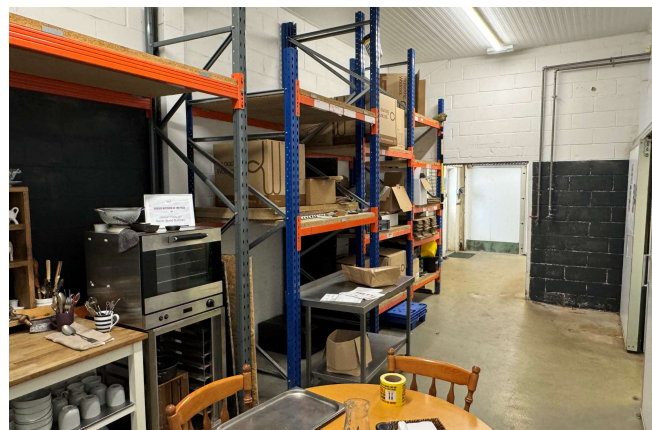
**LIGHT INDUSTRIAL /  
WAREHOUSE**

2,628 Sq Ft  
(244 Sq M)

**RENT: £32,000 Per Annum**

**Versatile Double  
Industrial /  
Workshop Unit  
With Parking on  
Popular Estate**

- + Situated on Well Established & Thriving Estate
- + Estate Under New Ownership & Management
- + Suit Food Production Occupier. Other Commercial Uses Will Be Considered
- + Three Phase Electric, Concrete Floor, Roller Shutter Door
- + New Lease Terms Available
- + Potential For Refurbishment Works To Be Incorporated Into A New Lease (if required)
- + 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 Summary new ownership that provides a range of business units from 200 Sq Ft upwards. Unit 17 & 18 is situated in a mid terrace position towards the rear of the Estate and for many years has provided food production accommodation with various walk in chillers and freezers with WC & offices located at the rear. The unit benefits from concrete flooring which has been covered in non-slip flooring, LED lighting, 8'2"ft x 9'8"ft roller shutter door, three phase electrics and burglar alarm (not tested). 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
<b>Unit 17</b>		
Entrance Lobby / Delivery Area	145	13
Chiller One	129	12
Chiller Two	268	25
Walk In Freezer	127	12
Preparation Room	676	63
<b>Unit 18</b>		
Preparation Room	260	24
Chiller One	110	10
Chiller Two	110	10
Production Area	287	26
Storage & Welfare Facilities	406	39
Office	110	10
<b>Total</b>	<b>2,628</b>	<b>244</b>

## Terms

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

## Summary

- + **Rent** - £32,000 Per Annum Exclusive
- + **VAT** - To Be Charged on the Rent & Service Charge
- + **Business Rates** - RV = £20,250
- + **Service Charge** - £2,800 Per Annum
- + **Buildings Insurance** - £1,020 Per Annum
- + **Deposit** - 3 Months
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - (C73)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Isla Ford

01903 251 600 / 07376 074 045  
[isla@justiceandco.co.uk](mailto:isla@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)