

Units 31 & 32 Huffwood Trading Estate,
Partridge Green, Horsham, West Sussex,
RH13 8AU



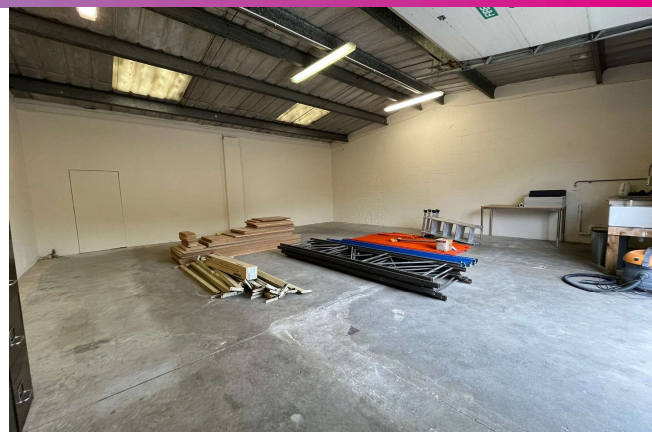
**INDUSTRIAL / TRADE
COUNTER / OFFICE**

1,532 Sq Ft
(142 Sq M)

RENT: £19,600 Per Annum

Light Industrial
Unit with Offices &
Allocated Parking
on Popular Mid-
Sussex Estate

- + Situated on Well Established & Thriving Estate
- + Suit Variety of Commercial Occupiers (subject to any necessary planning consents)
- + New Lease Terms Available
- + Ready For Immediate Tenant Fit Out
- + Well Presented Offices with Separate Pedestrian Door. Open Plan Warehouse
- + 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. Units 31 & 32 are situated towards the rear of the Estate on the southeast boundary and for many years has provided office and light industrial accommodation with WC & kitchenette located at the rear. The warehouse part benefits from concrete flooring, LED lighting, 8'5"ft x 8ft roller shutter door, three phase electrics and burglar alarm (not tested). The offices have their own pedestrian entrance and benefit from carpet tiled flooring, suspended ceiling with inset lighting and perimeter data trunking back to a cabinet. The property benefits from double glazing and security shutters on all windows and doors. We understand the premises benefits from Class E use and therefore could suite a wide array of tenants. Externally there is adequate parking across the estate and the unit benefits from 6 allocated parking spaces.

Accommodation

Floor / Name	SQ FT	SQM
Entrance Hall / Storage Area	182	17
Office One	216	20
Office Two	128	12
Office Three	248	23
Warehouse	758	70
Total	1,532	142

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £14,250. Interested parties, subject to their status, may be eligible for some assistance with Business Rates. Parties are asked to contact Horsham District Council to discuss their eligibility.

Summary

- + **Rent** - £19,600 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Service Charge** - £1,532 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **EPC** -

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Ria Markwick

01903 251 600 / 07508 326 804
ria@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk