

664 SQ FT (61.6 SQ M)
WELL-PRESENTED OFFICE SUITE WITH 3-4 PARKING SPACES,
CLOSE TO BILLINGSHURST STATION
TO LET ON A FULLY INCLUSIVE PACKAGE



- **AIR -CONDITIONED ACCOMMODATION**
- **100% SMALL BUSINESS RATES RELIEF AVAILABLE, SUBJECT TO ASSESSMENT**
 - **BROADBAND CONNECTION INCLUDED**
 - **OPTION TO RENT WAREHOUSE SPACE**
- **IMMEDIATELY AVAILABLE & READY TO OCCUPY**

FIRST FLOOR, UNIT 1 HUFFWOOD TRADING ESTATE
BILLINGSHURST, WEST SUSSEX RH14 9UR

Henry Adams HRR Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Billingshurst is situated in the heart of West Sussex at the junction of the A272 and the A29, some 8 miles to the south-west of Horsham, 20 miles to the north of Worthing and 23 miles to the north-east of Chichester. Huffwood Trading Estate is a well-established trading park, situated off Brookers Road approximately 0.3 miles to the south-east of Billingshurst town centre. Billingshurst Station lies to the immediate south-west where there are regular services to London Victoria (72 mins), Gatwick Airport (36 mins), Horsham (9 mins) and coastal towns.

Road Link Connections	Distances
A24 via A272	7 miles east
A23 via A272	13.5 miles east
M23 via A29 / A264	14.5 miles north-east
A3 via A272	25.3 miles west

PROPERTY AMENITIES

- Air-conditioning
- Gas fired central heating
- Perimeter trunking
- Cat II lighting
- Double glazing
- Kitchen (shared)
- Ladies and gents toilets (shared)
- 3-4 parking spaces
- Broadband connection included
- Option to rent warehouse space



First Floor	Size (Sq ft)	Rent (Per Calendar Month)	Parking
First Floor	664	£1,000	3-4 spaces

TERMS

The offices are available to let upon an internal repairing tenancy agreement for a term to be agreed. A deposit equivalent to two months' rent will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

The rent payable is **inclusive** of all utilities, broadband connection, buildings insurance, external maintenance and management fees (excludes Business Rates – see below).

A telephone line/s can be offered for an additional monthly fee.

TENANCY AGREEMENT FEE

There is a charge of £295 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

BUSINESS RATES (2021/2022 FINANCIAL YEAR)

To be assessed. The Rateable Value to be assessed is likely to fall between £4,500 to £5,500 making the Rates Payable for the current financial year (2021/2022) between £2,245 and £2,744. Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rates Relief. Interested parties are advised to contact the local Valuation Office Agency (Gov.UK) for further guidance.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls within Band D (98). A certificate can be made available by email on request or downloaded on-line from Gov.UK website portal.

Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

LOCATION MAPS - NOT TO SCALE

