

BUSINESS/INDUSTRIAL UNIT WITH ONSITE PARKING

1,290 sq. ft (119 sq. m)



Oakley

Your Sussex Property Expert



Unit 11, Huffwood Trading Estate, Partridge Green, RH13 8AU

- Roller shutter door
- Concrete floor
- Gas radiant heaters
- Onsite parking
- Over clad roof
- 100% rate relief (STS)
- www.huffwood.com

TO LET

Commercial & Residential Property throughout Sussex

Commercial Head Office • 23 & 24 Marlborough Place • Brighton • East Sussex • BN1 1UB • Tel 01273 688882 • Fax 01273 627419

Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •

Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

www.oakleyproperty.com

LOCATION

Huffwood Trading Estate is located in the attractive village of Partridge Green. Partridge Green is located at the intersection of the B2135 and B2116, being approximately 15 miles to the north west of Brighton, 11 miles west of Haywards Heath and 7 miles south of Horsham. Gatwick Airport is located approximately 15 miles to the north east. Road links to Brighton and London are accessed via the A23/M23. Local amenities include a public house, doctor's surgery, post office, co-op supermarket and shopping parade.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **RH13 8AU**.

DESCRIPTION

Huffwood Trading Estate is a multi-let business park comprising approx. 30 business units, office suites of varying sizes. There are shared WC facilities and onsite parking. Unit 11 provides a large rectangular shaped unit with a mezzanine office and benefits of a large roller shutter door, internal height of 3.5 metres, sodium and strip lighting, over clad roof, and a small kitchen area. Parking is available immediately outside the unit as well as the communal estate areas.

ACCOMMODATION

The accommodation briefly comprises:

	SQ. FT	SQ. M
<i>Ground floor</i>	<i>1,175</i>	<i>109.15</i>
<i>First Floor Office</i>	<i>115</i>	<i>11</i>
Total	1,290	120

GUIDE RENT

£10,500 per annum, exclusive.

SERVICE CHARGE

There is a nominal service charge of £1 per sq. ft per annum to cover external repairs and estate maintenance.

TENANCY

A new lease is available on an internal repairing lease for a term of three years. You are entitled to use a solicitor at your own cost, although the leases are written in a standard format, allowing fast occupation.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £7,100. The Uniform Business Rate for the current financial year (2020/2021) is 49.9p in the £ making the Rates Payable £3,542.90.

However, since the premise has a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D-99.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT



Steven Harvey
Telephone: 01273 645772
Email: steven@oakleyproperty.com

Main switchboard: 01273 688882

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Your Sussex Property Expert