

**403 SQ FT (37.4 SQ M)**  
**LOW-COST RURAL OFFICE TO LET**  
AVAILABLE TO OCCUPY



**100% SMALL BUSINESS RATES RELIEF AVAILABLE**

**OFFICE F3, HARDHAM MILL BUSINESS PARK**  
**MILL LANE, PULBOROUGH**  
**WEST SUSSEX RH20 1LA**

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Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

Hardham Mill Business Park is situated off the main A29 London Road, just south of Pulborough Village (1.1 miles). Travelling from south to north, Mill Lane is on the left-hand side – look out for Hardham Water Supply Works sign (Southern Water). Serving a large rural community, Pulborough village offers a good range of local amenities, including a mainline railway station, which provides direct services to London Victoria to 1 hour and 15 minutes.

## **DESCRIPTION**

Hardham Mill is a multi-let trading park, comprising various small business units, offices and workshops. Occupiers include NFU Mutual, M.A.Paine Heating Specialists and Spiral Cellars Wine Storage Solutions.

## **SITE & PROPERTY FEATURES**

- Net floor area of 403 sq ft (37.7 sq m)
- Excellent on-site parking
- Views over countryside
- Good natural light
- 24/7 access 365 days a year
- WC facility (shared)
- Kitchen facility (shared)
- BT telecom points

## **TERMS**

The premises are available for rent with immediate occupation upon a 5-page tenancy agreement written for easy reading and quick occupation. A rental deposit will be required.

## **RENT**

£450 per calendar month exclusive of utilities and business rates.

## **BUSINESS RATES (2021/2022 FINANCIAL YEAR)**

The current Rateable Value advertised by Gov.UK is £4,200. The Uniform Business Rate multiplier for 2021/2022 is 49.9p in the £ making the Rates Payable £2,095.80. Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rate Relief. Interested parties are advised to contact Horsham District Council Rates Department on 01403 215100 to verify the above and to enquire as to SBRR entitlement.

## **VIEWING ARRANGEMENTS**

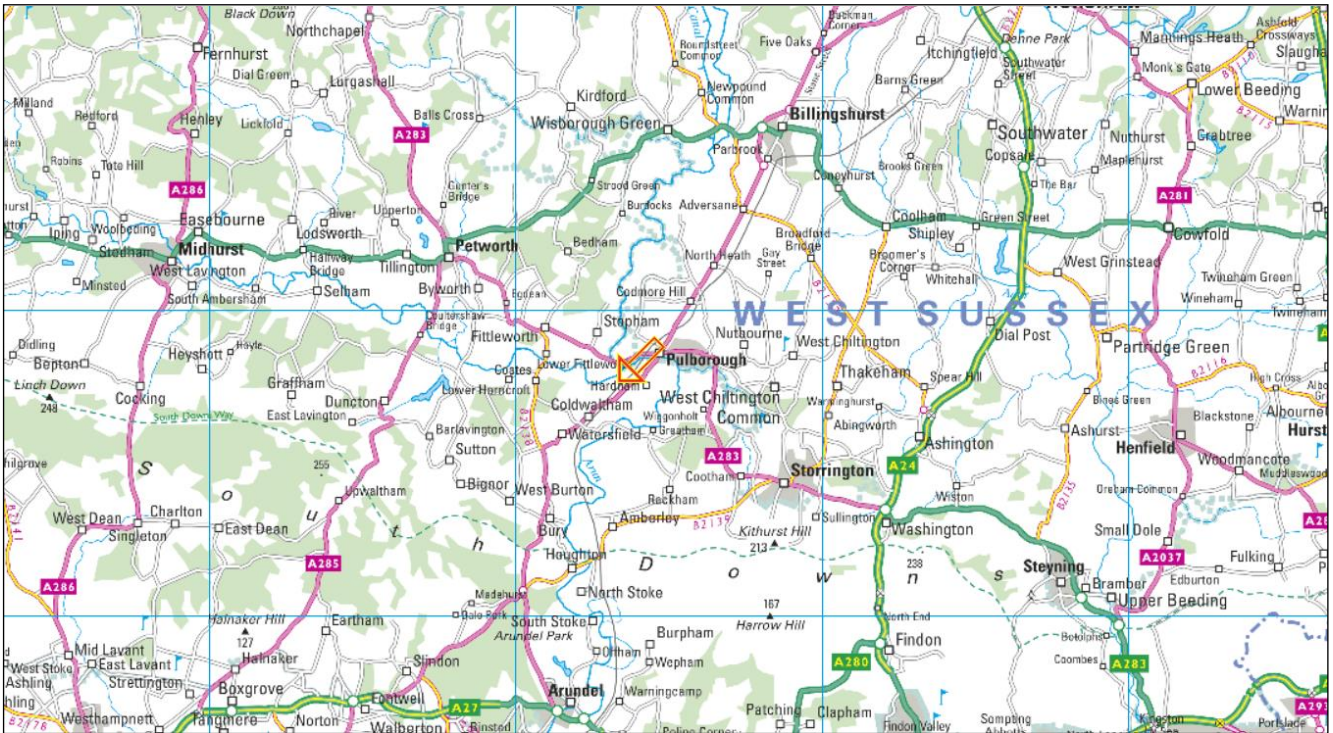
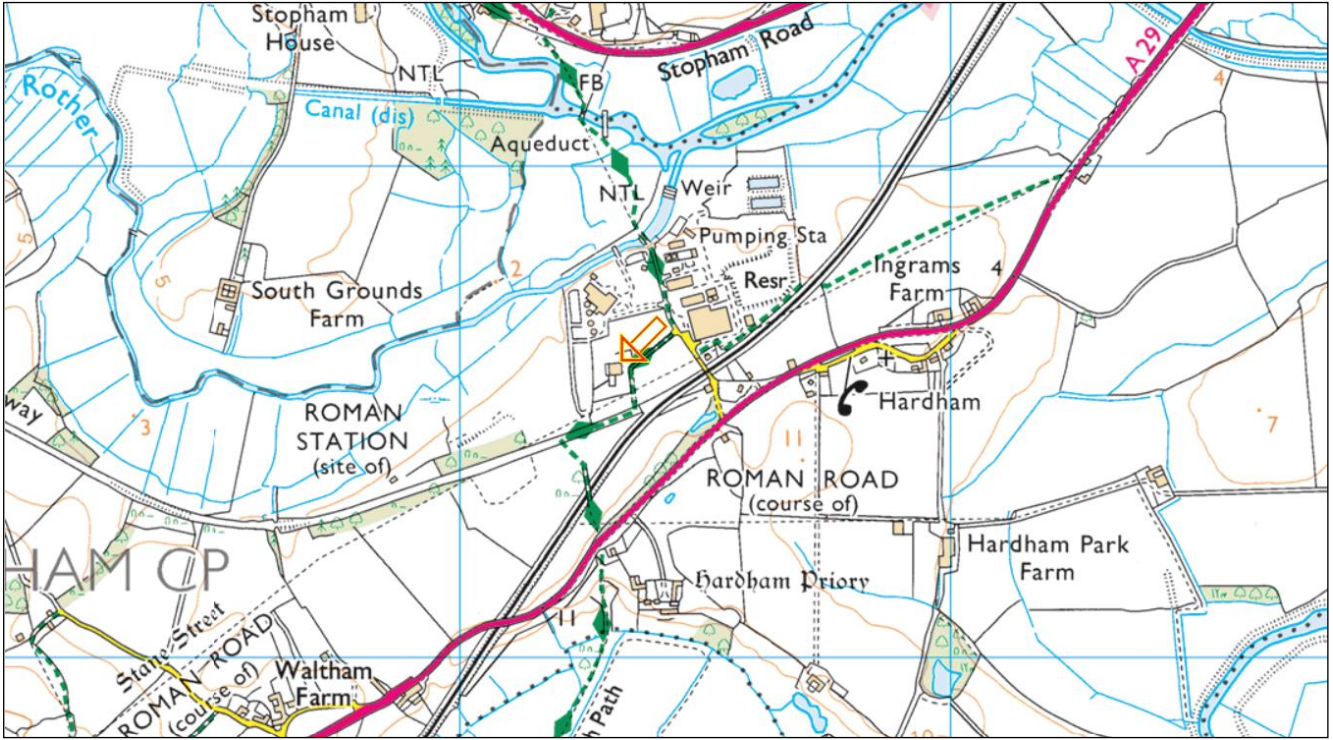
By appointment with letting agents Henry Adams [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

[Horsham Branch](#)

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# LOCATION MAPS - NOT TO SCALE



## Entrance to Mill Lane from A29



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 Commercial 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.