

**4,600 SQ FT (427.3 SQ M)**  
**RURAL STORAGE BARN TO LET**  
**EXCELLENT ROAD LINKS TO A281 & A24**



**UNIT 10 HOME FARM, BAYNARDS PARK**  
**HORSHAM ROAD (B2128)**  
**CRANLEIGH**  
**SURREY**  
**GU6 8EQ**

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

## **DESCRIPTION**

The subject barn forms part of a courtyard complex comprising agricultural barns, stables, workshops and storage units. The barn benefits from LED lighting and a roller shutter loading door measuring 3.2m (h) x 4.0m (w)

## **ACCOMMODATION**

Gross Internal Area 4,600 sq ft (427.3 sq m)

## **TERMS**

The unit is being offered for rent upon a simple tenancy agreement for a term of 3 years, subject a mid-term mutual break option. The agreement is written for easy reading and quick occupation. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

Our client is ideally looking for a storage use occupier, noisy workshop uses will not be considered.

## **ARTICULATED LORRIES / HEAVY GOODS VEHICLES**

Please note, the site is not suitable for articulated lorries or heavy good vehicles over 7.5 tons.

## **RENT**

£18,000 per annum exclusive, payable monthly in-advance by bank Standing Order.

## **TENANCY AGREEMENT FEE**

There is a charge of £325 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## **BUSINESS RATES (2026/2027 FINANCIAL YEAR)**

To be confirmed.

## **VIEWING ARRANGEMENTS**

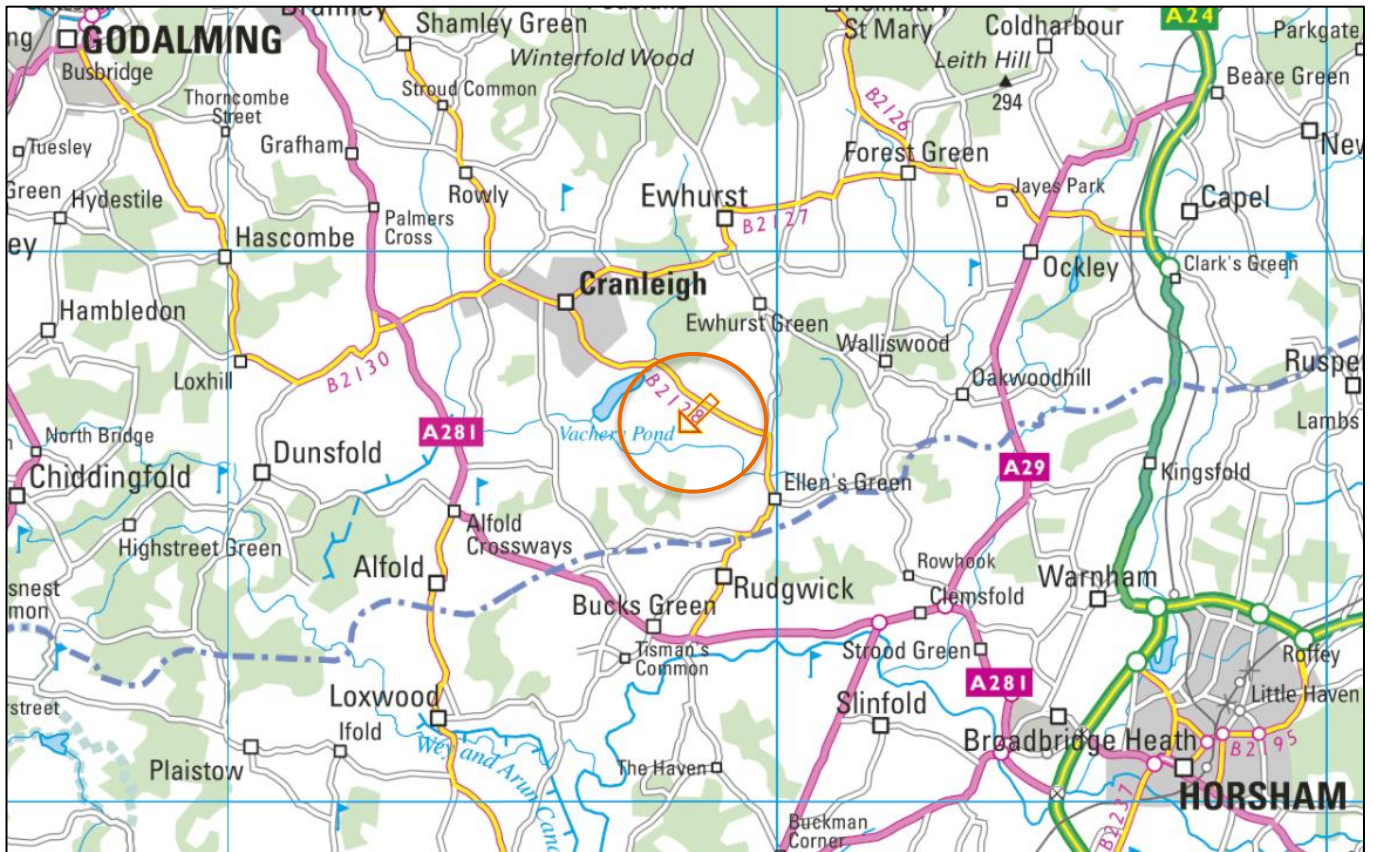
Strictly by appointment through SOLE LETTING AGENT'S  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

## **CONTACT**

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## LOCATION MAPS - NOT TO SCALE



**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 Ltd 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.