

**2,875 SQ FT (267.1 SQ M)**

## **INDUSTRIAL UNIT WITH MEZZANINE OFFICES TO LET**

**CURRENTLY FITTED OUT AS A CATERING UNIT – CATERERS & DARK KITCHENS WELCOME**



***\*LOCATED ADJACENT TO PULBOROUGH STATION\****

**UNIT 11 STATION APPROACH INDUSTRIAL ESTATE  
STATION ROAD, PULBOROUGH  
WEST SUSSEX  
RH20 1AQ**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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## DESCRIPTION

An industrial unit of steel portal frame construction with brick elevations under a pitched sheeted roof. Externally, there is a forecourt which offers parking and space for loading and unloading. The unit has been fitted out to service an events catering business, fixtures and fittings includes a large, fully fitted kitchen with walk-in fridge/freezers and dedicated storage areas. Subject to separate negotiations with the outgoing tenant, an extensive range of catering equipment could be made available for purchase. A library of internal photos can be made available by email on request.

### Ground Floor

Warehouse/Production area 2,290 sq ft (212.7 sq m)

### Mezzanine Floor

Office area 133 sq ft (12.4 sq m)

Storage 452 sq ft (42.0 sq m)

**Total Accommodation 2,875 sq ft (267.1 sq m)**

## SITE & PROPERTY FEATURES

- 24/7 hours, 7 days a week access
- Forecourt parking
- Mezzanine office and storage
- Connected to 3 phase power
- Connected to mains gas
- Full height loading door

## RENT

£22,750 per annum exclusive, payable quarterly in-advance.

## TERMS

The unit is available to let upon a new full repairing and insuring lease for a term of 6 years with an upwards rent review at the end of the 3<sup>rd</sup> year. A minimum deposit equivalent to 3 months will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## ESTATE ANNUAL SERVICE CHARGE

Approximately £1,050. The service charge covers maintenance of common parts, management fees and buildings insurance.

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and graded a Band E (106) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £25,000. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £10,800. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online by following [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS

Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)



## CONTACT

Andrew Algar - Head of Commercial Property

01403 282 519

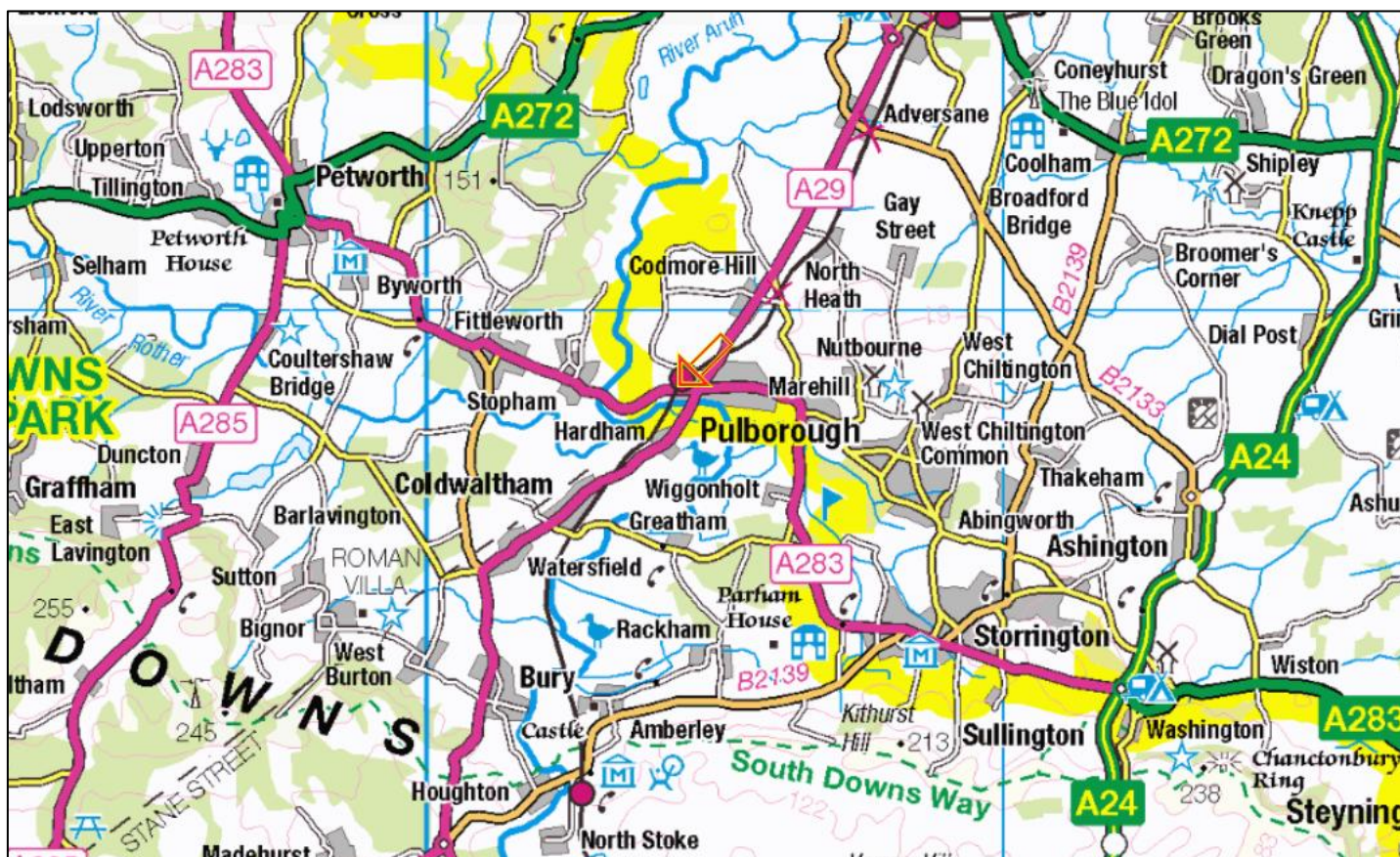
07868 434 449

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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.