

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

£20,000 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

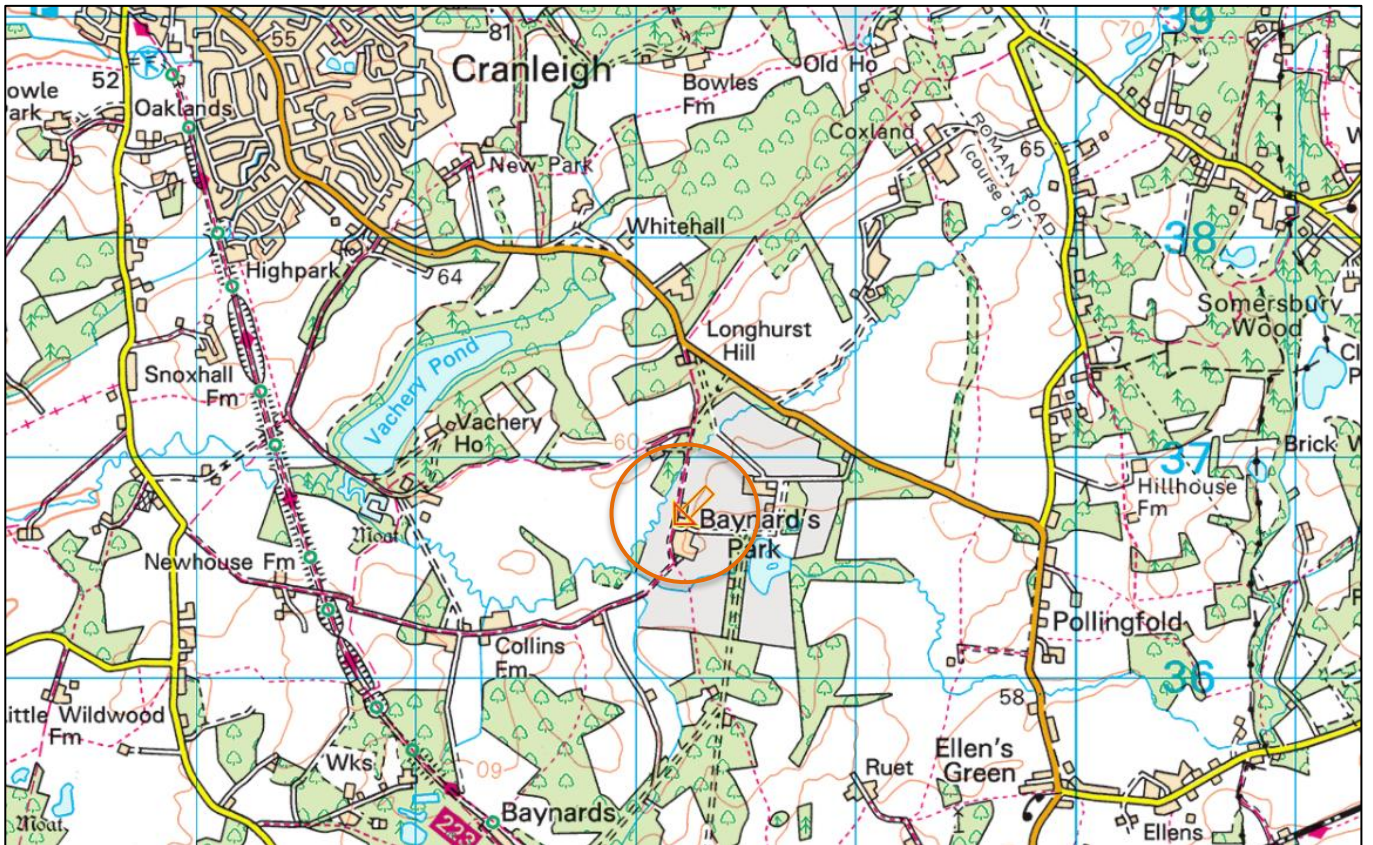
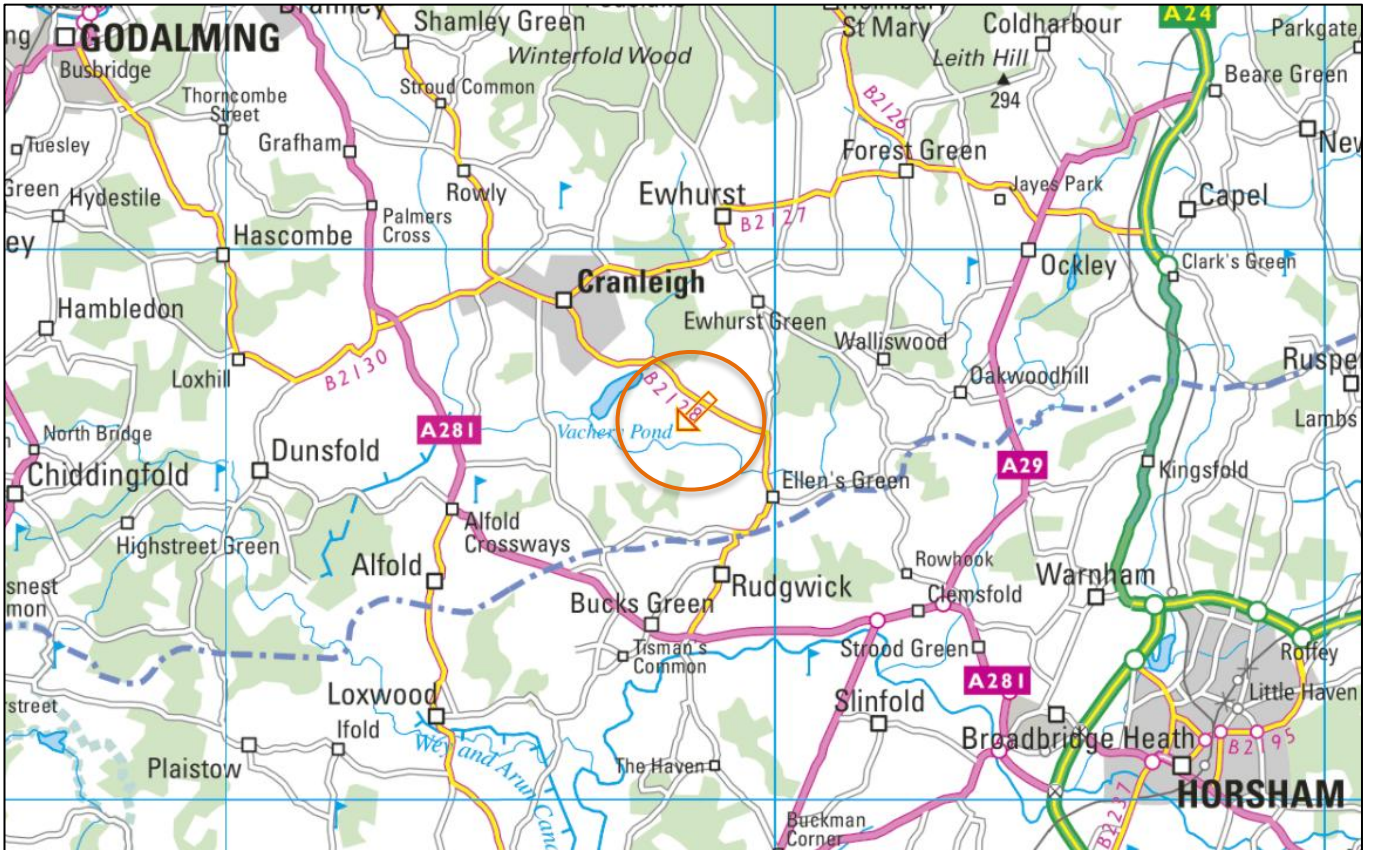
Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS - NOT TO SCALE



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