

**3,900 SQ FT (362.3 SQ M)**

## **INDUSTRIAL UNIT TO LET BY LEASE ASSIGNMENT**

**\*24 HOURS / 7 DAYS A WEEK SITE ACCESS\***

**\*FAST CONNECTING ROAD LINKS TO THE A24\***



**UNIT F4 STAR ROAD  
PARTRIDGE GREEN  
WEST SUSSEX  
RH13 8RA**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

Star Road Trading Estate is located to the immediate south of Partridge Green Village. Partridge Green is located at the intersection of the B2135 and B2116 being approximately 16 miles to the northwest of Brighton, 11 miles west of Haywards Heath and approximately 9 miles south of Horsham. The nearest mainline railway station is located in Horsham where regular services run to London Victoria, Gatwick Airport and coastal towns. Amenities close by include a public house, service filling station, Post Office, Co-Operative supermarket and localised shopping parade.

Major road connections	Distances in miles
A24 via B2135	2.6 miles northwest
A23 via A272	4.5 miles northeast
M23 via A272 / A23	6.7 miles northeast

## DESCRIPTION

An end of terrace industrial unit with six on-site parking spaces. The property would suit a range of commercial business uses including heavy and light industrial, R & D, storage and distribution. Please Note: the Landlord will not consider vehicle related uses.

## ACCOMMODATION

Gross Internal Area      3,900 sq ft (362.3 sq m)

## SITE & PROPERTY FEATURES

- 24 hours 7 days a week site access
- Steel roller shutter loading door
- LED lighting
- Small office
- Two separate toilets
- Six on-site car parking

## RENT

£29,250 plus VAT, per annum exclusive, payable quarterly in-advance.

## TERMS

The unit is available by the assignment of an existing 5-year full repairing and insuring lease from the April 2022. A minimum deposit equivalent to three months' rent will be required. The lease is outside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

## BUSINESS RATES (2024/2025 FINANCIAL YEAR)

The Rateable Value advertised on-line by GOV.UK is £26,250. The Uniform Business Rate multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £13,098.75. 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 through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial, 50 Carfax, Horsham, West Sussex RH12 1BP

## CONTACT

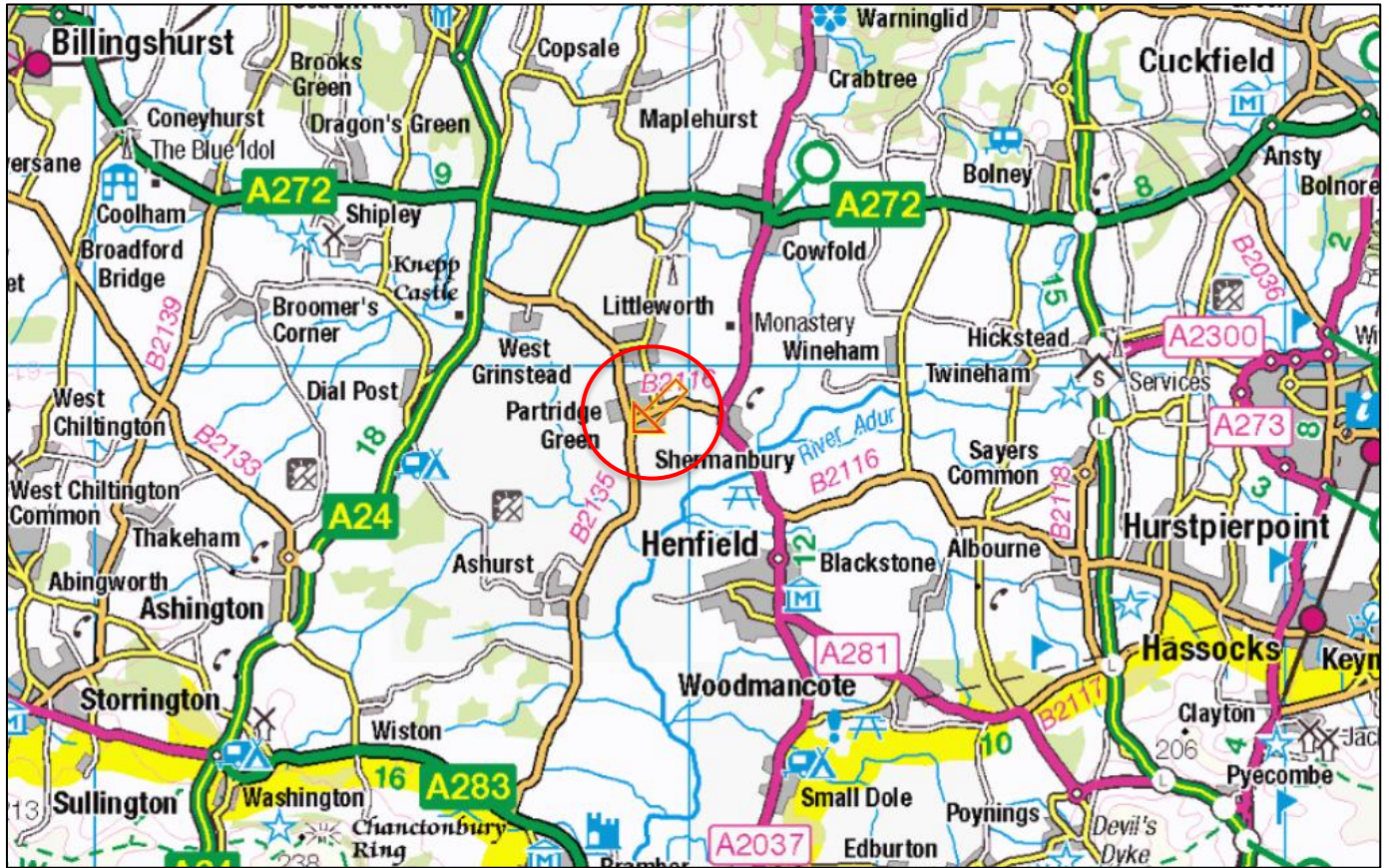
Andrew Algar - Head of Commercial Property

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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.