

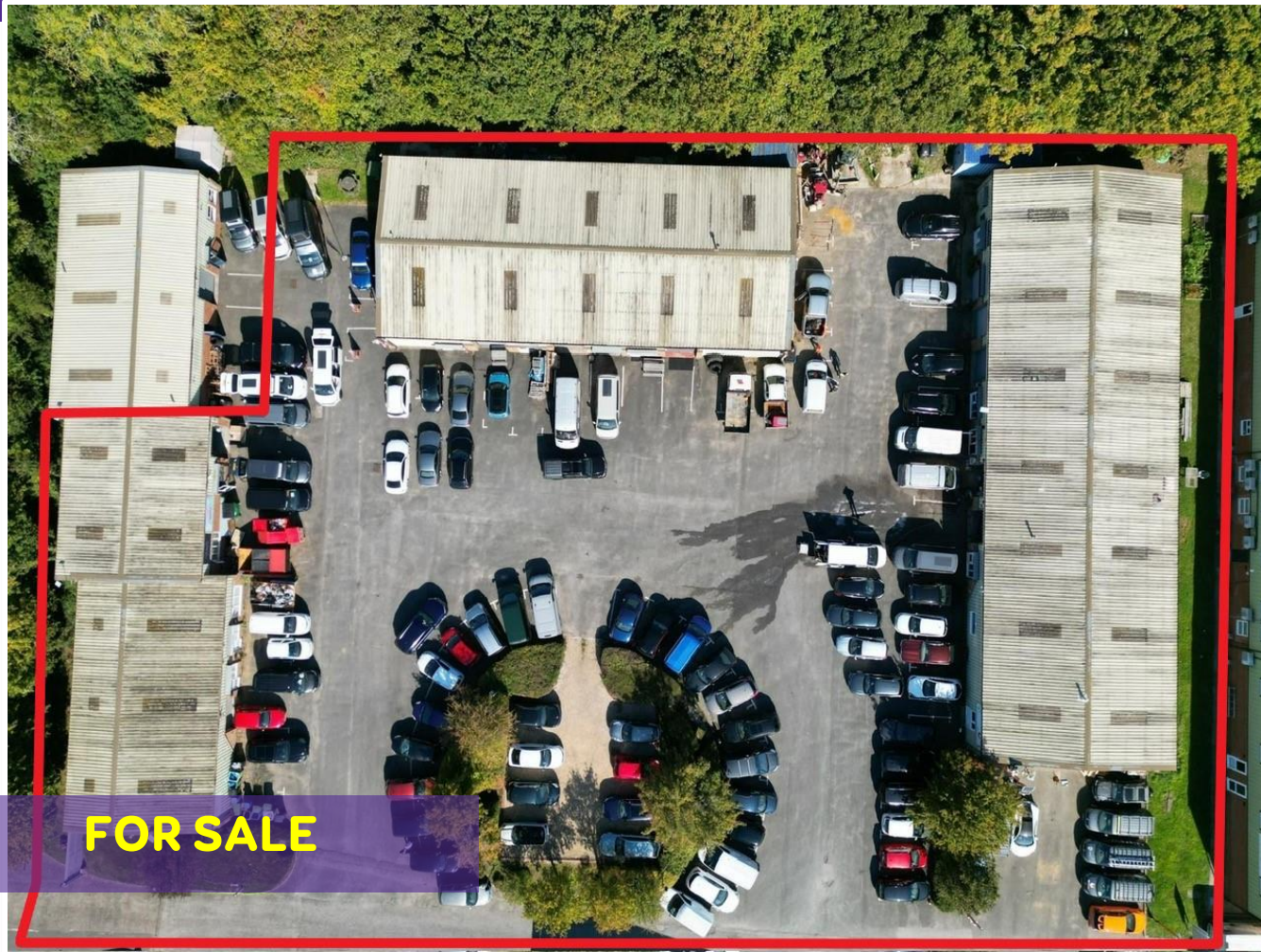
FULLY LET WAREHOUSE/INDUSTRIAL INVESTMENT

13,950 sq.ft (1,295.93sq.m)



Oakley

Your Sussex Property Expert



Units 1-12 & 16-20, Henfield Business Park, Shoreham Road, Henfield BN5 9SL

- Freehold industrial units
- Fully let
- Gross income producing £128,500 pa
- Potential for rental uplift and future asset management
- Close to A23/A27
- Individual units from 850sq.ft-2,000sq.ft

Commercial & Residential Property throughout Sussex

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LOCATION

Henfield is a substantial village and civil parish in the Horsham district of West Sussex. It lies approximately 66 km (41 miles) south of London, 19 km (12 miles) northwest of Brighton, and about 48 km (30 miles) east-northeast of Chichester. It has a resident population of around 5,000, with various independent retailers, pubs and restaurants. A Sainsbury's store has recently opened in the High Street. Henfield is home to St Peter's Primary School with Steyning Grammar School some 3 miles south. More information can be found online at www.visithenfield.co.uk

DESCRIPTION

The industrial warehouses are all let and income producing making this a good investment. The units across the estate have in some cases been split and subdivided or combined adapting to occupier requirements. The rental income from the investment is currently £128,500 per annum, with the site offering asset management opportunities in the future to further increase the rental income. Units 13-15 have been sold off on a freehold basis and do not form part of this sale.

ACCOMMODATION SCHEDULE

Please see below schedule on page 2.

TENURE

The investment is sold on a freehold basis.

SERVICE CHARGE

There is a service charge in place for the management of the subject properties and further information is available on request. Each property is let on FRI terms via the service charge.

GUIDE PRICE

£1,750,000 for the investment.

BUSINESS RATES

The units are rated individually and therefore more information can be found on the VOA website at <https://www.gov.uk/find-business-rates>.

VAT

VAT will not be charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE

The units all have an EPC ratings from B-E.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include checks of ID & proof of address. We may also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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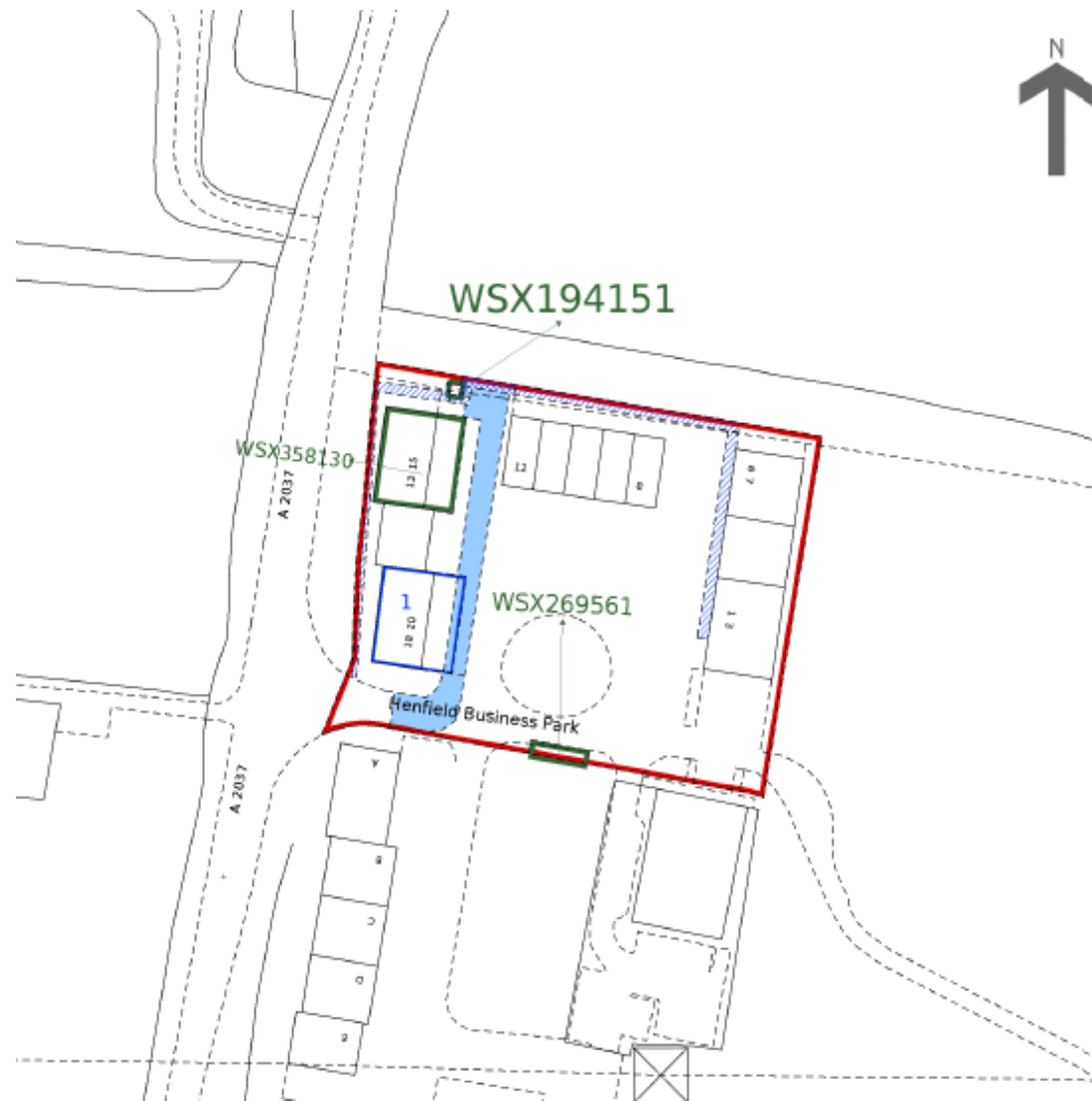
ACCOMMODATION SCHEDULE

| | Sq.ft(GIA) | Sq.m(GIA) | Rent pa | Rent/sq ft | Lease Commencement | Lease Expiry | Rent Review |
|----------------------------|---------------|-----------------|-----------------|-----------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Units 1-2 | 1,800 | 167.22 | £15,000 | £8.33 | 01.02.2023 | 31.01.2029 | 01.02.2026 |
| Unit 3 | 900 | 83.61 | £8,000 | £8.88 | 01.04.2021 | 31.03.2027 | 01.04.2024 |
| Unit 4 | 900 | 83.61 | £7,500 | £8.33 | 24.06.2025 | 28.09.2026 | - |
| Unit 5 | 900 | 83.61 | £8,500 | £9.44 | 20.09.2024 | 19.09.2030 | 20.09.2027 |
| Units 6-7 | 1,800 | 167.22 | £14,500 | £8.05 | 06.05.2025 | 05.05.2031 | 06.05.2028 |
| Unit 8 | 850 | 78.96 | £8,500 | £10.00 | 27.01.2020 | 26.01.2026 | 27.01.2023 |
| Unit 9 | 850 | 78.96 | £8,000 | £9.41 | 24.06.2021 | 23.06.2027 | 24.06.2024 |
| Unit 10 | 850 | 78.96 | £8,500 | £10.00 | 01.10.2024 | 01.10.2030 | 01.10.2027 |
| Unit 11 | 850 | 78.96 | £8,500 | £10.00 | 01.07.2023 | 30.06.2029 | 01.07.2026 |
| Unit 12 | 850 | 78.96 | £8,500 | £10.00 | 01.02.2024 | 31.01.2030 | 01.02.2027 |
| Units 16-17 | 1,400 | 130.06 | £12,500 | £8.92 | 09.03.2022 | 08.03.2028 | 09.03.2025 |
| Units 18-20 | 2,000 | 185.80 | £20,500 | £10.25 | 18: 01.02.2023 19-20: 28.02.2023 | 18: 31.01.2029 19-20: 27.02.2029 | 18: 01.02.2026 19-20: 28.02.2026 |
| Total accommodation | 13,950 | 1,295.93 | £128,500 | Avg. £9.21 | | | |

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TITLE PLAN



All images, maps, plans and boundaries are for reference purposes and not to scale.

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