

**14,400 SQ FT (1,338 SQ M)**  
**FACTORY UNIT / WAREHOUSING TO LET**  
**4.7M EAVES HEIGHT, RISING TO 7.4M**



**UNIT 6 ORCHARD FARM BUSINESS PARK**  
**EMMS LANE, BROOKS GREEN**  
**NEAR BILLINGSHURST**  
**WEST SUSSEX**  
**RH13 0TR**

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

## LOCATION

Orchard Business Park is located within the hamlet of Brooks Green in rural West Sussex. The A272 with its links to the A24 and A29 is located 1.7 miles to the immediate south.

Nearby towns and villages	Distances via main "A" roads
Billingshurst	4.5 miles to the west
Storrington	7.5 miles to the north-east
Horsham	9.5 miles to the south
Worthing	15.5 miles to the south

## DESCRIPTION

A steel framed unit with composite profile steel clad elevations under a pitched sheeted roof. The unit has an eaves height of 4.7m, rising to 7.4m between the steel beams, the main roller shutter door opening measures 5m (H) by 4.8m (W).

## ACCOMMODATION (Gross Internal Area)

Ground Floor 14,400 sq ft (1,338 sq m)

## TERMS

The property is available to let upon a new full repairing and insuring lease for a term to be agreed. 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).

## RENT

£105,000 + VAT per annum exclusive, payable quarterly in-advance.

## BUSINESS RATES (2025/2026 FINANCIAL YEAR)

To be formally assessed. Further details on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS Henry Adams Commercial.

## CONTACT

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**ELECTRIC ENTRANCE GATE**





LOCATION MAPS - NOT TO SCALE

