

4,050 SQ FT (376 SQ M)

BUSINESS UNIT WITH INTEGRAL OFFICES TO LET

24 HOURS / 7 DAYS A WEEK SITE ACCESS

FAST CONNECTING ROAD LINKS TO THE A24



**UNIT 1 STAR ROAD INDUSTRIAL ESTATE
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 Industrial 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.

Star Road Industrial Estate is a well-established business district, comprising offices, industrial units and workshops. Occupiers represented within Star Road Industrial Estate include The Dark Star Brewery, Casco, Plysolene, Upgrade Bikes, Forza Doors, A & H Display, Audio Production Services, SICPA, Heritage Travel, Forest Litho Printers, Jayess Tools, Seawhite, Kerry Foods, Lismore Instruments, Margrasil (Marble & Granite) and Amber Scaffolding.

| Major Road Connections | Distances in Miles |
|------------------------|-----------------------------|
| A24 via B2135 | 2.6 miles to the northwest |
| A23 via A272 | 6.7 miles to the northeast |
| M23 via A272 / A23 | 14.5 miles to the northeast |

DESCRIPTION

A purpose-built two storey business unit of brick and steel construction with good on-site parking and secure rear yard. It is considered the unit would suit a mixed storage/workshop/office use or trade counter use.

ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor

Warehouse/Offices 3,480 sq ft (323 sq m)

First Floor

Office/Storage 570 sq ft (53 sq m)

Total 4,050 sq ft (376 sq m)

SITE AND PROPERTY FEATURES

- 24/7 hours, 7 days a week access
- Integral offices
- Fibre broadband connection
- Intruder alarm
- Connected to 3 phase power
- Oil fired heating
- Electric loading door (3.0m x 3.2m)
- 3.2m warehouse ceiling height
- Sealed painted floor (warehouse)
- Two toilet cubicles
- Secure rear yard
- 7 parking spaces

TERMS

The unit is available for rent upon a new full repairing and insuring lease for a term to be agreed. A minimum three-month rental deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£33,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The online listed Rateable Value by GOV.UK is £33,500. The Uniform Business Rate multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £16,716.50. 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

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and graded a Band E (120) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

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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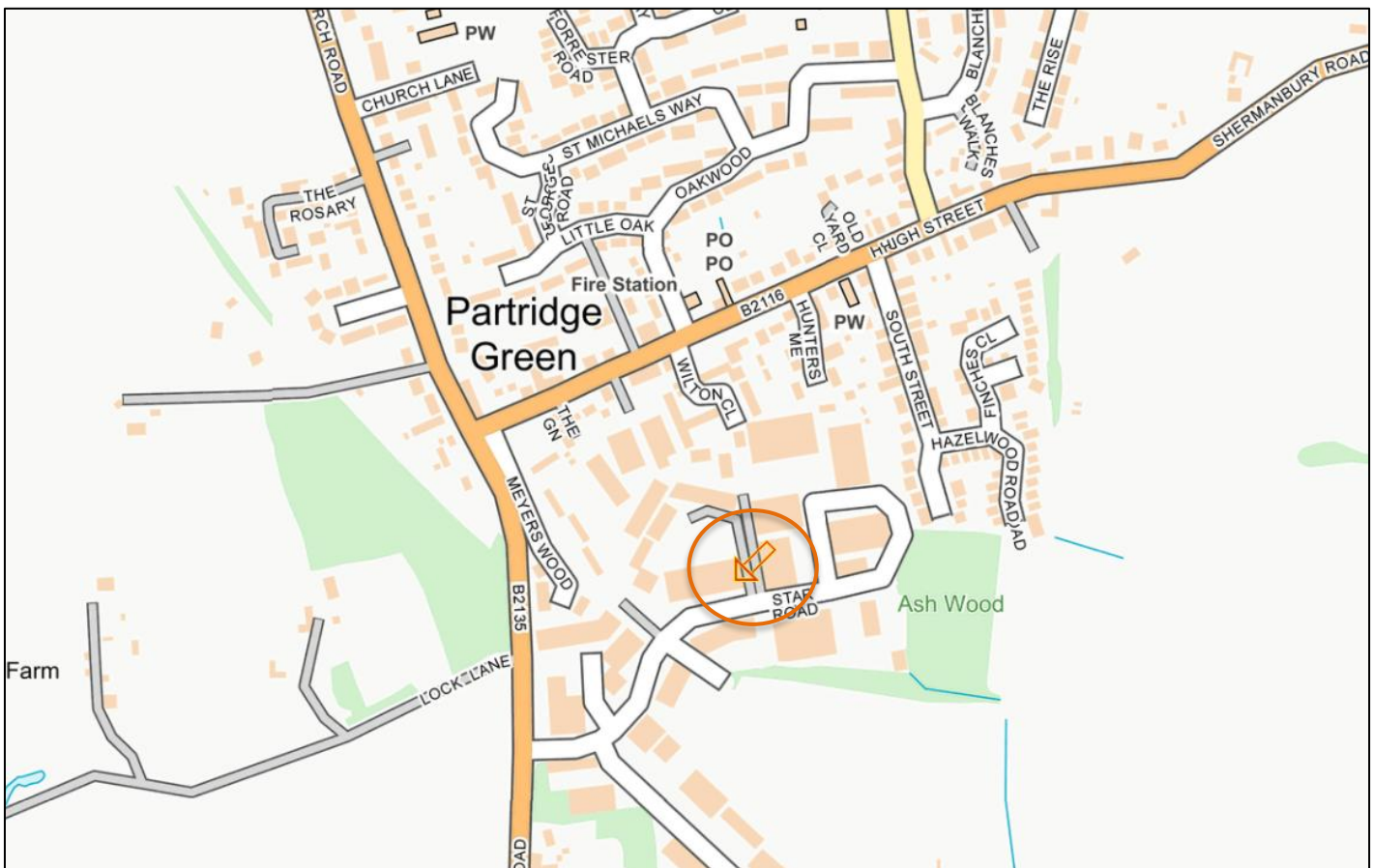
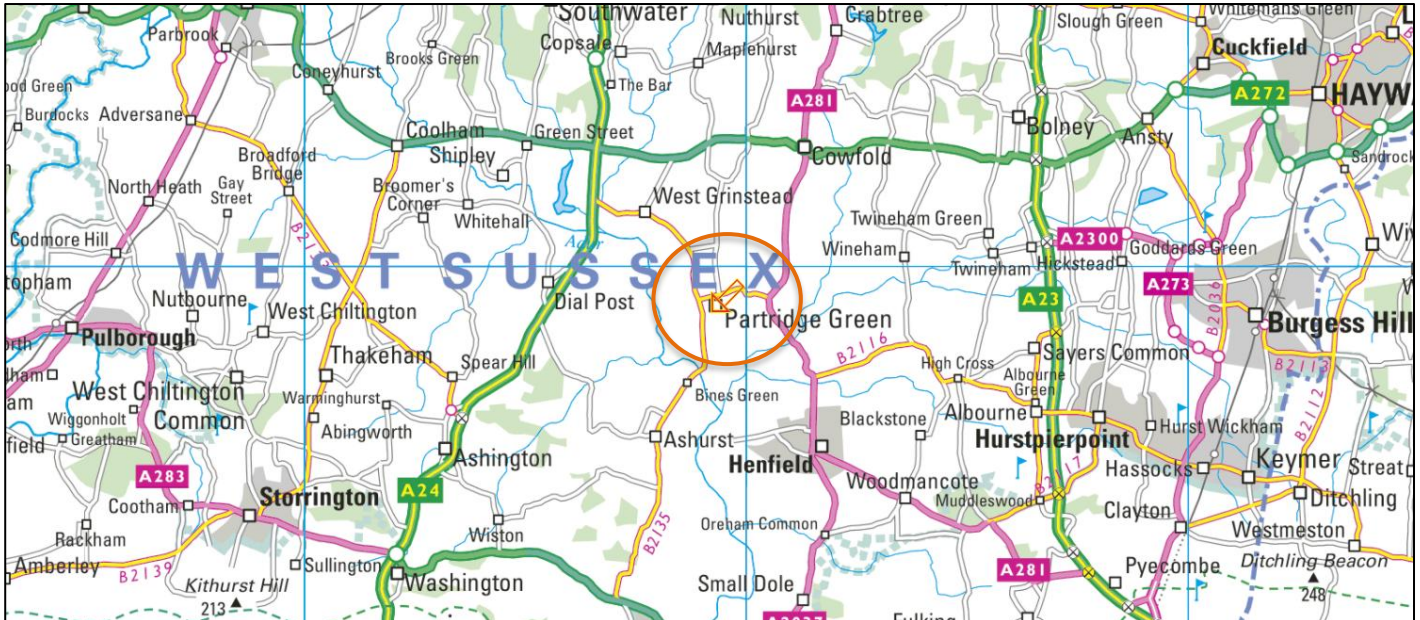
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LOCATION MAPS - NOT TO SCALE



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.