

4,306 SQ FT (400 SQ M)
RURAL STORAGE BARN TO LET



STORE 3 HILL FARM
HILL FARM LANE
PULBOROUGH
WEST SUSSEX
RH20 1BW

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

LOCATION

Pulborough is located in West Sussex at the junction of the A29 (London Road) and A283 (Lower Street), between Billingshurst to the north (approximately 6 miles) and Arundel to the south (approximately 9 miles). Serving a largely rural community, the village has a good range of local facilities, including a mainline railway station which provides direct services to London Victoria in 1 hour and 15 minutes. Hill Farm lies approximately 1.6 miles to the northeast of Pulborough village centre via the A29 (Stane Street). Due to its narrowness, Hill Farm Lane is not suitable for commercial vehicles in excess of 18 tonnes.

DESCRIPTION

A steel framed unit with partial concrete walls under a cement corrugated roof with 10% translucent light panels. Externally, the property has area for parking, loading and unloading

ACCOMMODATION

Gross Internal Area 4,306 sq ft (400 sq m)

UNIT AND SITE BENEFITS

- Electric entrance gate
- Connected to mains power
- Concrete floor surface
- 10% natural roof lights
- 4.2m eaves height, rising to 7.7m (max height)
- Energy saving sodium lighting
- Electric roller shutter loading door 3.3m (h) x 3.8m (w)
- Communal kitchen and WC facility available

TERMS

The unit is available upon a simple farm tenancy agreement, which is designed for easy reading and quick occupation. A rental deposit equivalent to three months will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£32,000 per annum exclusive, payable monthly in-advance by bank standing order.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

Further details on request.

VIEWING ARRANGEMENTS

Strictly by appointment through Henry Adams Commercial, 50 Carfax, Horsham, W Sussex RH12 1BP

CONTACT

Andrew Algar - Head of Commercial Property

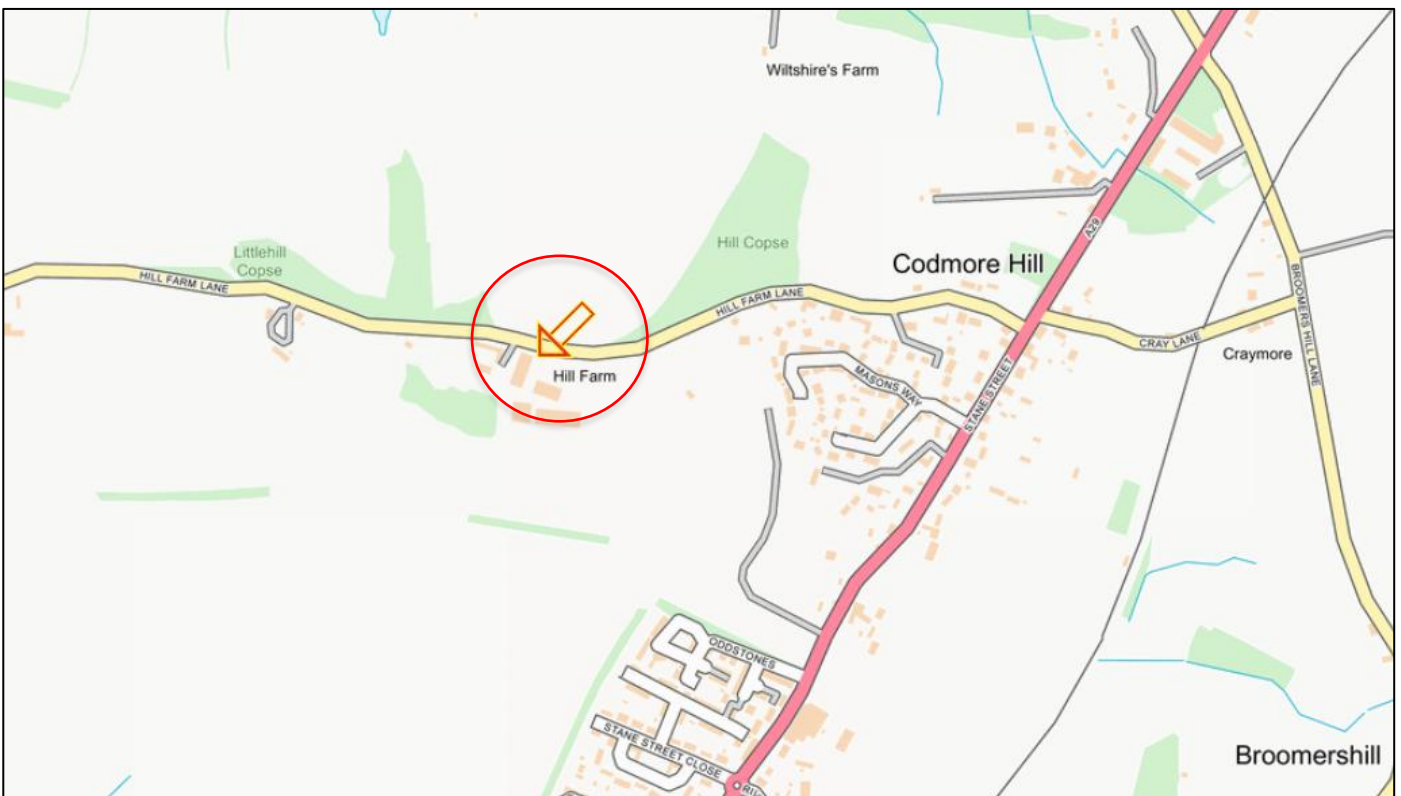
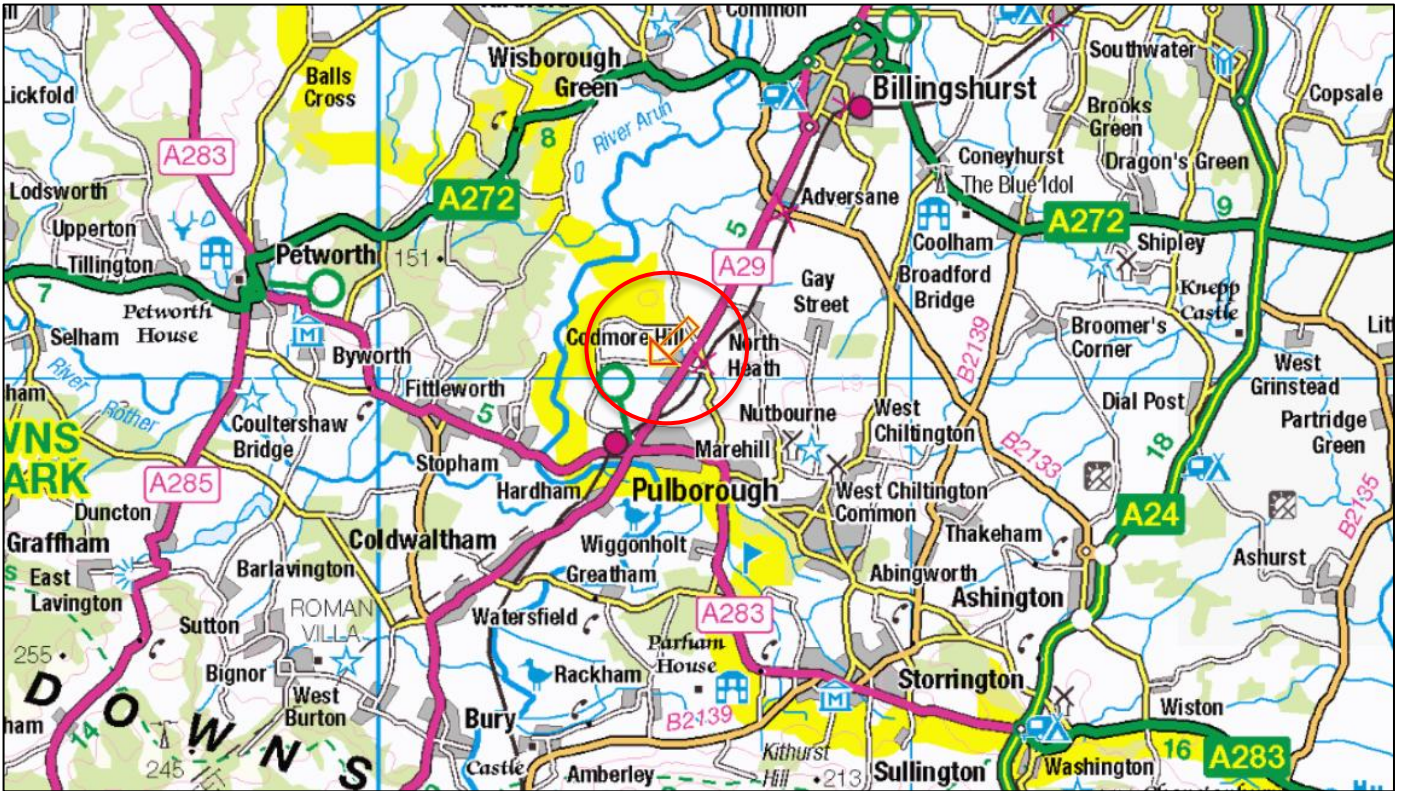
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LOCATION MAPS - NOT TO SCALE



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