

2,045 SQ FT (190 SQ M)

LOW-COST STORAGE BARN TO LET

FAST CONNECTING ROAD LINKS TO THE A23/M23



AVAILABLE TO OCCUPY UNDER A SIMPLE TENANCY AGREEMENT

**BRICK BARN, GARSTONS FARM
BOLNEY CHAPEL ROAD, BOLNEY
WEST SUSSEX
RH17 5NE**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

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

LOCATION

Garstons Farm is situated approximately 1 mile from the A23 Bolney Crossroads Junction (A23/A272). The entrance to Garstons Farm is via Bolney Chapel Road, just south of Cowfold Road (A272) – see maps below. What3words location finder [///disbelief.pages.sculpture](https://www.what3words.com/disbelief.pages.sculpture)

Major Road Connections	Approximate Distances in Miles
A23	1 mile to the north
A27 via A23	10 miles to the south
M23 via A23	8.4 miles to the north-east
M25 via M23	22 miles to the north-east

ACCOMMODATION

Gross Internal Area 2,045 sq ft (190 sq m)

TERMS

The property is available for rent upon a simple tenancy agreement for a term to be agreed. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II). ***The property will be available to occupy from the 1st of November 2025.***

PLEASE NOTE Our client is ideally looking for a storage occupier with modest daily vehicle movements. Industrial businesses and vehicle related uses other than storage is unlikely to be considered.

RENT

£10,000 per annum exclusive, payable monthly in-advance by bank Standing Order.

TENANCY AGREEMENT FEE

There is a charge of £295 plus VAT payable to the Landlord to cover the administrative costs of preparing and completing the tenancy agreement.

VIEWING ARRANGEMENTS

By appointment with sole letting agent's Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

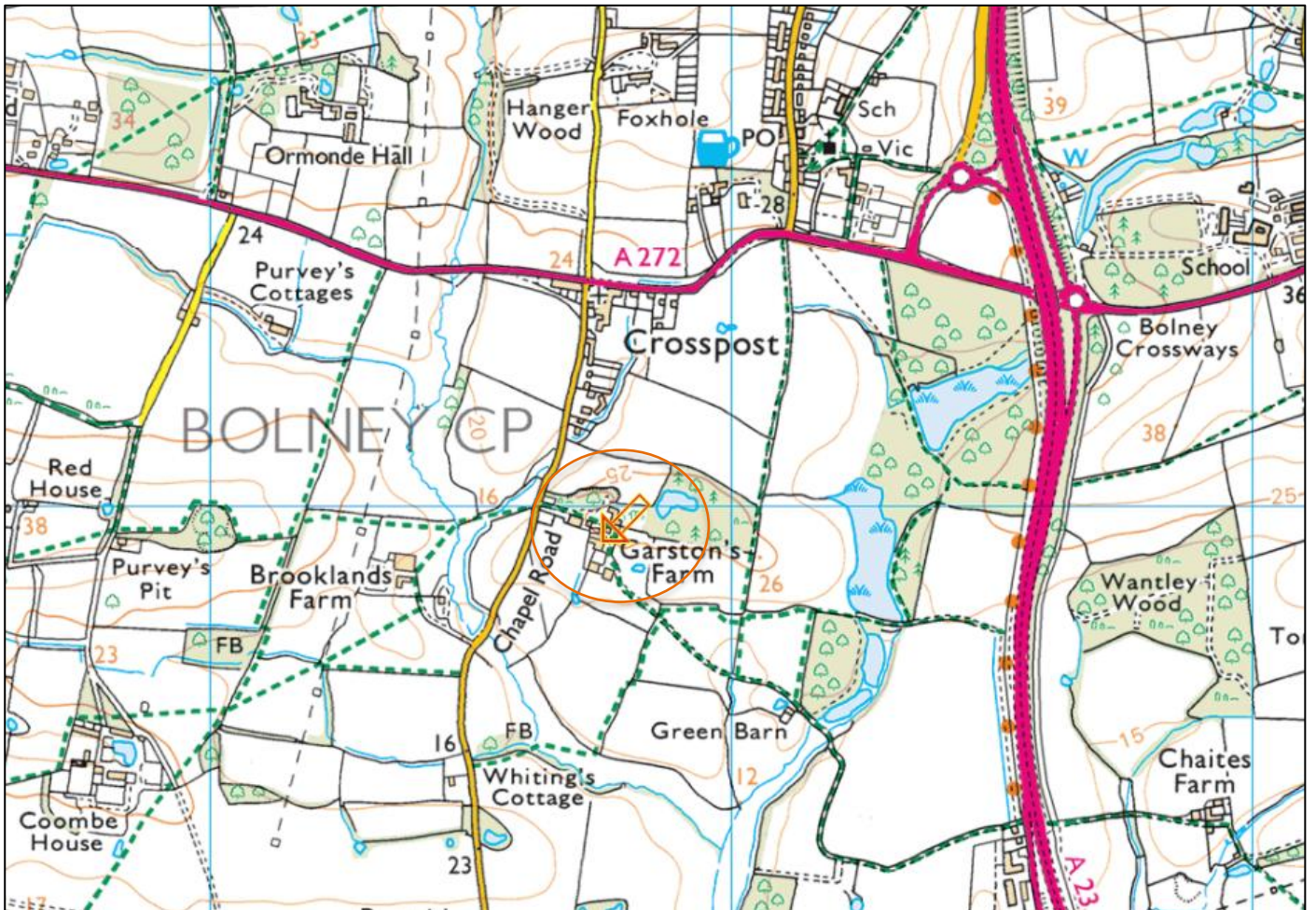
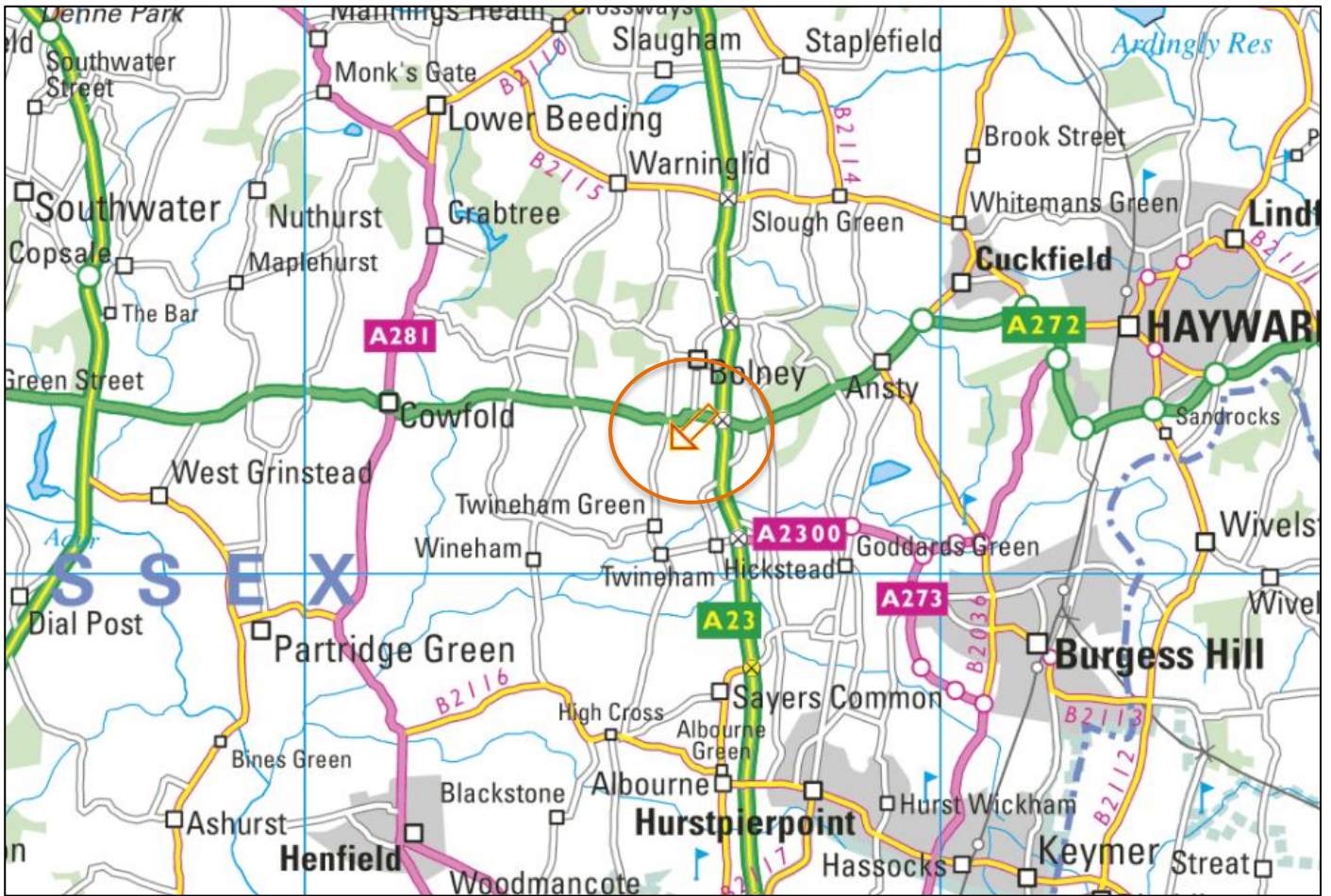
CONTACT

Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk

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LOCATION MAPS - NOT TO SCALE



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