Henry Adams
simply different

1,474 SQ FT (137 SQ M)
NEWLY DEVELOPED CLASS "E" PREMISES TO LET
OFFICE & CLINIC RELATED USES INVITED

UNIT 17 DANWORTH FARM
CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX
BN6 9GL

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

Andrew Algar BA Hons | Richard Town BA Hons, MARLA | Nicholas Hapgood
Henry Adams HRR Commercial Ltd is an independently owned limited company.
Registered in England and Wales No. 13177127 Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277
Regulated by the RICS (Royal Institution of Chartered Surveyors)

LOCATION

The village of Hurstpierpoint is located at the junction of the B2116 and B2117, approximately 3 miles southwest of Burgess Hill, one mile northwest of Hassocks and 9 miles north of Brighton. The A23 can be accessed approximately one mile to the southwest via the B2117 (Brighton Road). The nearest mainline railway station is situated in Hassocks and offers frequent direct rail services to London terminals and south coast towns.

Danworth Farm is situated in a peaceful, idyllic semi-rural location, accessed off the eastern side of Cuckfield Road (B2117), being approximately one mile to the north of Hurstpierpoint High Street (B2116) and one mile to the south of the A2300 Jane Murray Way (Burgess Hill Bypass). A location map is best viewed on-line through Google Maps by typing in the property's postcode BN6 9GL

DESCRIPTION

An attractive former barn building, sympathetically converted to provide business space. The subject premises form part of a courtyard development, comprising offices and storage units within a peaceful rural setting. We understand fast broadband is available through BT, interested parties are advised to contact BT directly to verify this information.

ACCOMMODATION (NET INTERNAL AREA)

Ground Floor 1,474 sq ft (137 sq m)

PROPERTY & SITE FEATURES

- Open plan accommodation
- Separate kitchen area
- Two toilets (DDA compliant)
- LED lighting
- Oil fired central heating
- Double glazed windows and doors
- Excellent on-site parking
- Communal outside seating areas

TERMS

The property is available to let upon a new full repairing and insuring lease. A rental deposit together with trading accounts and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act Part II (as amended)

RENT

£25,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is an annual service charge payable for the estate's upkeep and maintenance of common parts. The charge principally includes the supply of water, sewage plant maintenance, lighting to common parts, estate security (CCTV), all mowing and gardening maintenance to pathways, parking area and landscaping. Further details on application.

PLANNING

The property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted uses within this Use Class allow the premises to be used for office and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Use Class E or alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek https://www.planninggeek.co.uk/use-class/use-class-e/

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be assessed upon completion and the signing off of building regulations.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial **www.henryadams.co.uk/commercial**

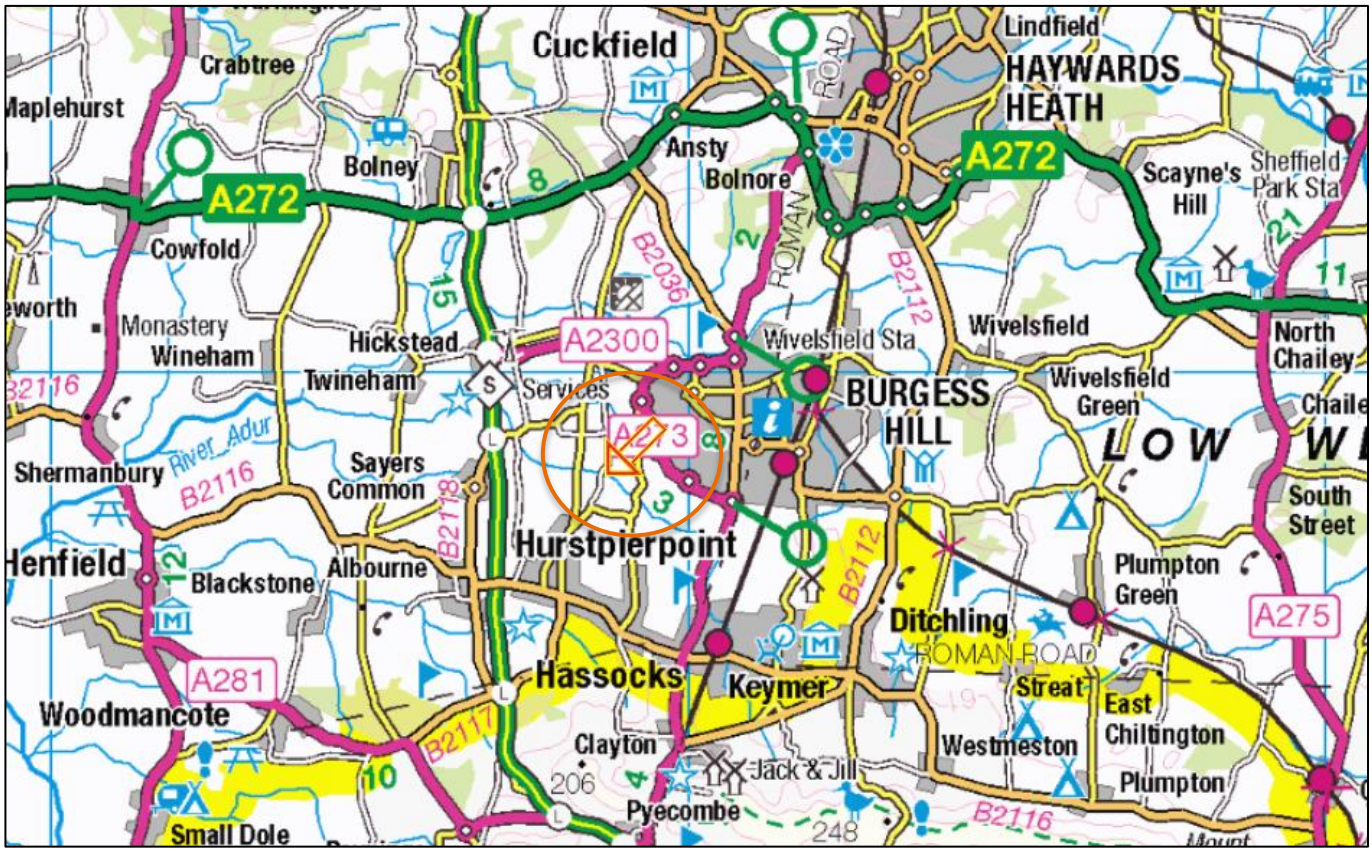
CONTACT

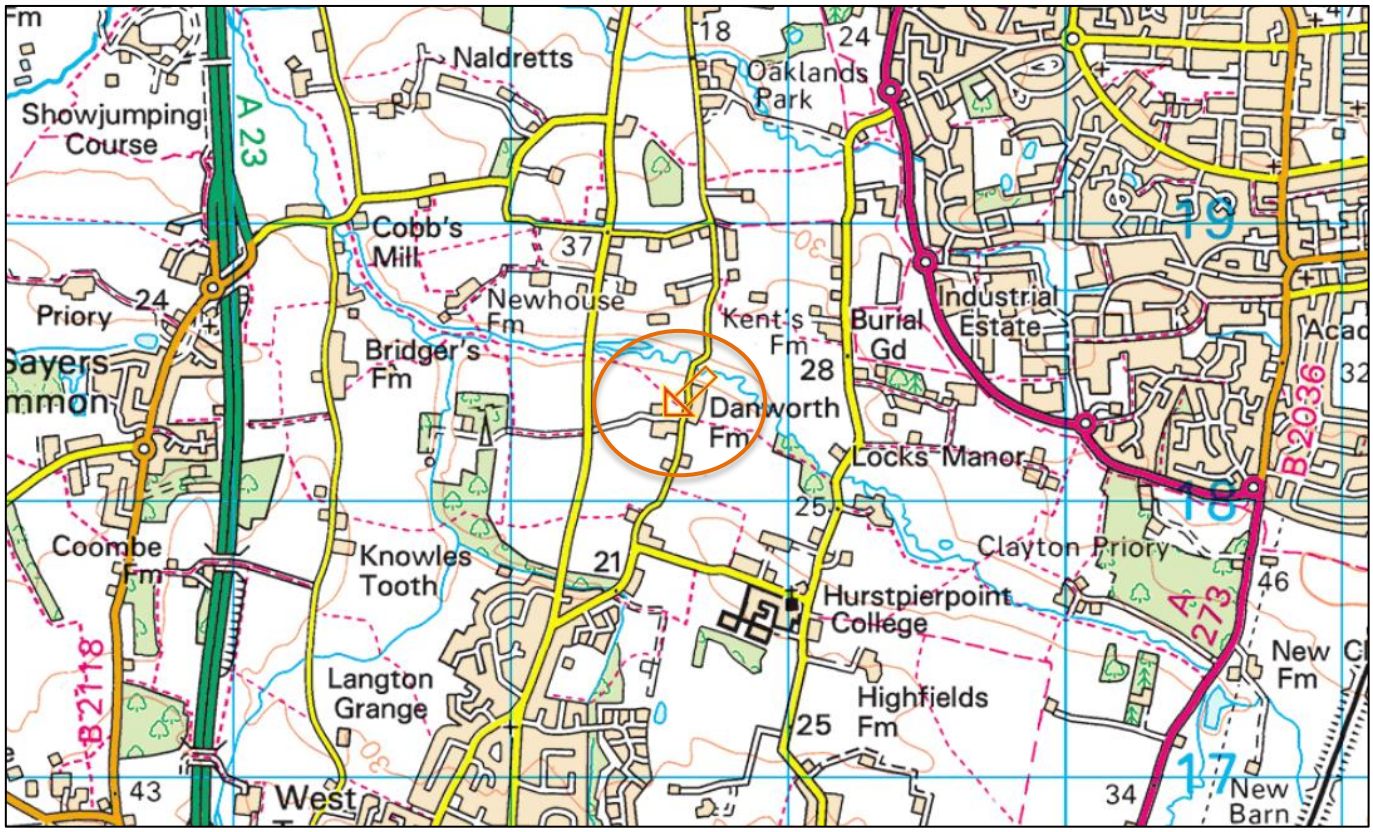
Andrew Algar – Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk

VIEW OF ESTATE ENTRANCE

COMMUNAL OUTSIDE AREAS

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.