

21,313 SQ FT (1,980 SQ M)

WELL-SPECIFIED, QUALITY BUSINESS UNIT TO LET
COVERED HGV DOCKING LOADING BAY OF 3,875 SQ FT (360 SQ M)



THE PACKING STATION
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 Farm 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 detached, steel portal framed unit (built 1999) with composite profile steel clad elevations under a pitched sheeted roof. The accommodation provides a main warehouse, two ancillary storage areas and an HGV docking loading bay. In addition, there is a good sized, hardstanding concrete yard adjoining the unit for HGV parking.

ACCOMMODATION (Gross Internal Areas)

Warehouse **21,313 sq ft (1,980 sq m)**

Measuring 30m (W) x 66m (L)

HGV Docking Loading Bay **3,875 sq ft (360.0 sq m)**

Measuring 30m (W) x 12m (L)

Total Accommodation **25,188 sq ft (2,340 sq m)**

SITE AND PROPERTY FEATURES

- Integral office accommodation
- 3x toilets
- 5x electric roller shutter loading doors
- 5.2m warehouse eaves height
- Connected to 3 phase power
- 50 kW solar panels feed into power supply
- Back-up power generator (150 amps)
- Two air compressors (150 psi)
- Connected to several BT lines
- Good broadband availability
- CCTV monitored electric entrance gate
- Estate monitored CCTV
- HGV docking loading bay of 3,875 sq ft (360 sq m)
- 30x on-site car parking spaces (approx.)

TERMS

The unit is available to let upon a new fully repairing and insuring lease for a term to be agreed. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£180,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The online advertised Rateable Value by GOV.UK is £126,000. The Uniform Business Rate multiplier for 2026/2027 is 0.48p in the £ making the Rates Payable £60,480. 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

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent's Henry Adams Commercial

CONTACT

Andrew Algar - Head of Commercial Property

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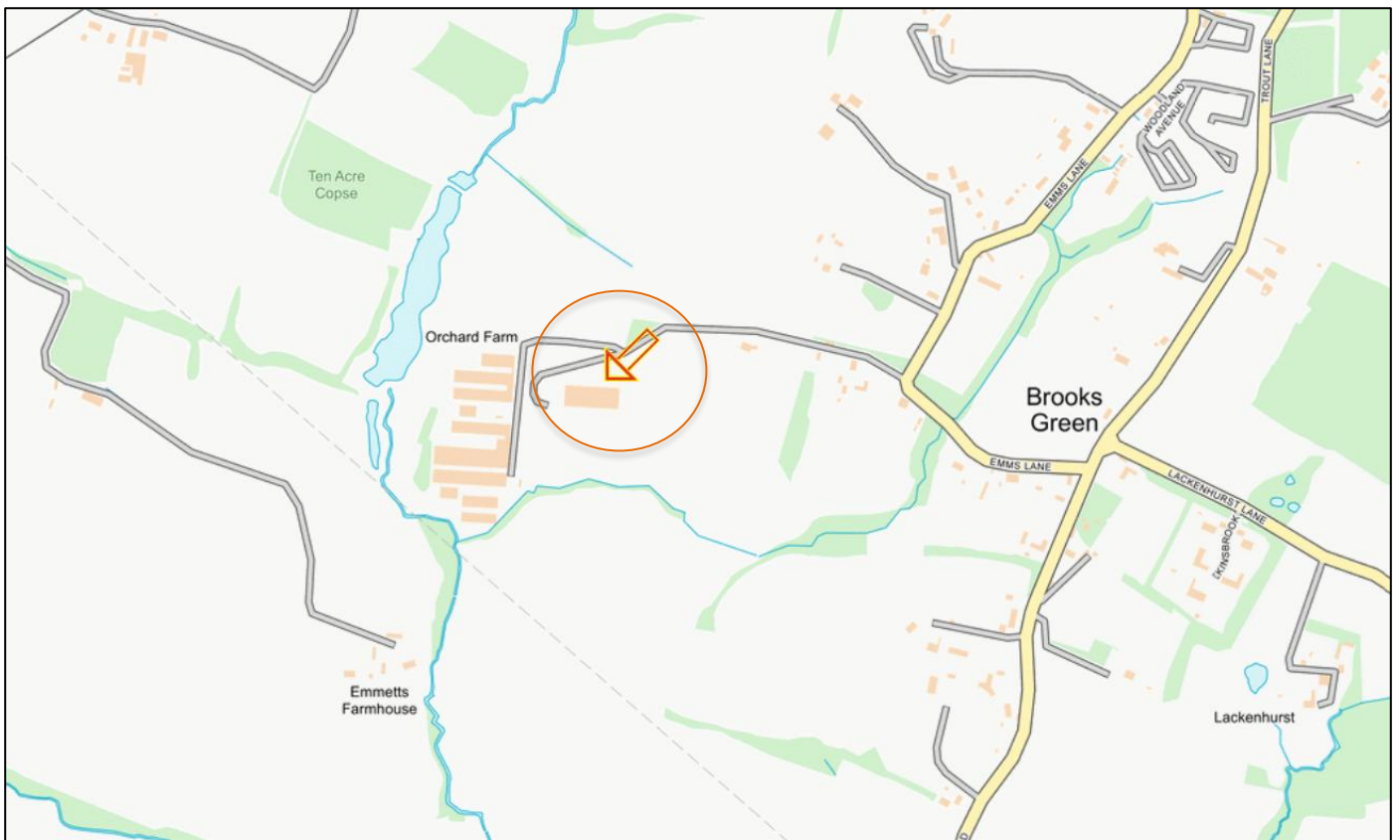
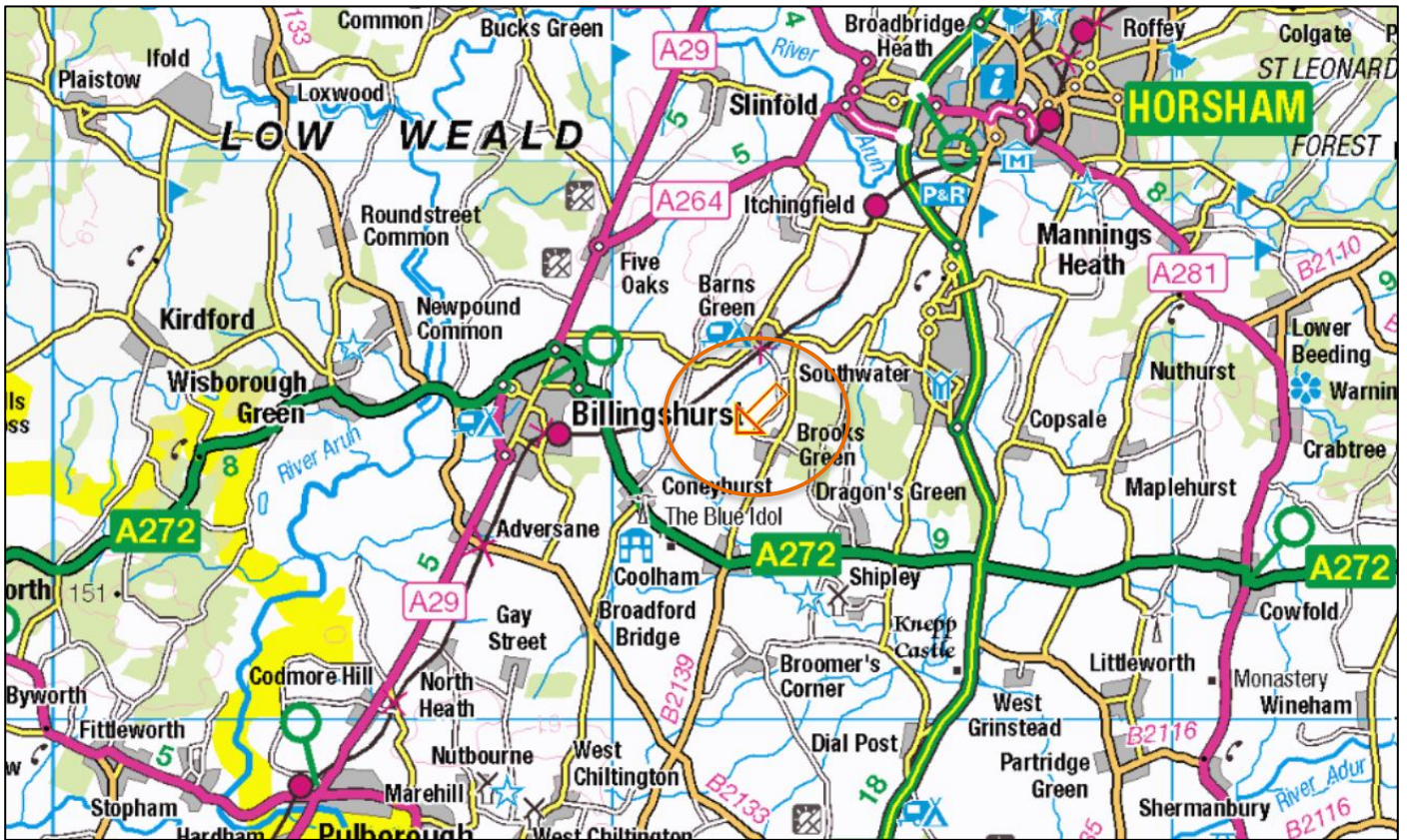
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LOCATION MAPS - NOT TO SCALE



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