

14,400 SQ FT (1,338 SQ M)
FACTORY UNIT / WAREHOUSING TO LET
4.7M EAVES HEIGHT, RISING TO 7.4M



UNIT 6 ORCHARD FARM BUSINESS PARK
EMMS LANE, BROOKS GREEN
NEAR BILLINGSHURST
WEST SUSSEX
RH13 0TR

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

Orchard 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 steel framed unit with composite profile steel clad elevations under a pitched sheeted roof. The unit has an eaves height of 4.7m, rising to 7.4m between the steel beams, the main roller shutter door opening measures 5m (h) by 4.8m (w).

ACCOMMODATION (Gross Internal Area)

Ground Floor 14,400 sq ft (1,338 sq m)

TERMS

The property is available to let upon a new full repairing and insuring lease for a term to be agreed. A minimum deposit equivalent to 3 months will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£105,000 + VAT per annum exclusive, payable quarterly in-advance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be formally assessed. Guidance on the likely assessment can be provided with further details on request.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS Henry Adams Commercial.

CONTACT

Andrew Algar - Head of Commercial Property

01403 282 519

07868 434 449

andrew.algar@henryadams.co.uk

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.





ELECTRIC ENTRANCE GATE





LOCATION MAPS - NOT TO SCALE

