



**The Sussex Barn, Hillhouse Farm, Worthing Road, West  
Grinstead, Horsham, West Sussex, RH13 8LG**

**ATTRACTIVE DETACHED CHARACTER BARN INDUSTRIAL PREMISES  
SUITABLE FOR CATERING PRODUCTION & STORAGE USES  
936 - 2,602 SQ FT (86.95 - 241.73 SQ M)**



## THE SUSSEX BARN, HILLHOUSE FARM, WORTHING ROAD, WEST GRINSTEAD, HORSHAM, WEST SUSSEX, RH13 8LG

### Location

The property is situated at Hillhouse Farm on Worthing Road within the rural parish of West Grinstead, West Sussex. The site occupies a prominent position just off the A24, providing direct connectivity between Horsham (approximately 5 miles north) and Worthing (approximately 13 miles south).

The A24 forms a key strategic route linking the south coast with the A23/M23 corridor and the wider regional road network, offering strong accessibility and passing traffic.

### Description

This attractive detached character barn premises is situated within a well-maintained rural commercial courtyard setting. The building benefits from vehicular access direct off A24 (north bound) and forecourt parking.

The Sussex Barn is constructed in traditional timber cladding beneath a pitched tiled roof with internal insulated panelling. Unit 1C is a modern unit that was refurbished in the last few years and benefits from a modern profiled steel roof. The overall property benefits from:

- WC & Kitchen facilities
- Fluorescent strip lighting
- Three phase power
- Stand alone pre-fabricated portable building offering office accommodation (To be Let with the Sussex Barn)
- Ventilation System
- Private broadband network (by separate arrangement)
- Front & Rear Parking area

### Accommodation

The premises comprise the following approximate gross internal floor areas:

	Sq Ft	Sq M
Sussex Barn Unit	1,496	138.98
External Office Structure	170	15.79
Unit 1C	936	86.95
<b>TOTAL</b>	<b>2,602</b>	<b>241.73</b>

### Terms

Available to let on a new lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

### Rent

The Sussex Barn and external office is available to rent for £21,658 per annum exclusive of business rates, buildings insurance and VAT. Unit 1C is available to rent for £14,000 per annum exclusive.

Should a tenant wish to rent the entire building then the quoting rent is £36,658 per annum exclusive.

### Planning

We understand that the premises benefit from 'Food processing and ancillary storage' use. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Business Rates

The property has a Rateable Value of £14,250 with a UBR of 43.2p in £. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### VAT

VAT will be chargeable on the terms quoted.

### EPC Rating

The premises has a rating of B ( 41 ). EPC certificate available on request.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

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