

LIGHT INDUSTRIAL/STORAGE UNIT - FOR SALE

819 sq ft (76.10 sqm)



Oakley

Your Sussex Property Expert



Unit 30 Huffwood Trading Estate, Partridge Green, Near Horsham, West Sussex RH13 8AU

- Electric roller shutter loading door
- Vacant possession
- 100% small business rates relief may apply (subject to status)
- Good road links to A23 & A24

FOR SALE

Commercial & Residential Property throughout Sussex

Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882

Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice • Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

www.oakleyproperty.com

LOCATION

Huffwood Trading Estate is located in the attractive village of Partridge Green. Partridge Green is located at the intersection of the B2135 and B2116 being approximately 15 miles to the north west of Brighton, 11 miles west of Haywards Heath and 7 miles south of Horsham. The nearest mainline railway station is located in Horsham and Gatwick Airport is located approximately 15 miles to the north east. Road links to Brighton and London are accessed via the A23/M23. Amenities close by include a public house, service filling station, doctor's surgery, Post Office, Co-op supermarket and localised shopping parade.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: RH13 8AU.

DESCRIPTION

Huffwood Trading Estate is a multi-let business park comprising several business units, office suites and industrial units varying of sizes. The accommodation forms a mid-terraced light industrial unit of steel frame and brick construction under a pitched corrugated sheeted roof with 20% translucent light panels. The unit benefits from a concrete floor, perimeter power points, 3 phase electricity, kitchen facilities and WC.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Warehouse</i>	<i>819</i>	<i>76.10</i>
<i>Total accommodation</i>	<i>819</i>	<i>76.10</i>

PRICE

£175,000 exclusive for the freehold.

VAT

VAT is not applicable.

USE / PLANNING

We understand the premises fall within class 'E', B2 & B8. The purchaser is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency www.voa.gov.uk is £9,700.

Subject to the purchasers' status, the property may benefit from 100% business rates relief.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-86.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Oakley

Your Sussex Property Expert



All images, maps, plans and boundaries are for reference purposes and not to scale.

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.