

2,262 SQ FT (210.14 SQ M)

WELL-PRESENTED, GROUND FLOOR OFFICES TO LET

GENEROUS ON-SITE PARKING



**SUITES G3 TO G5, HARDHAM MILL BUSINESS PARK
MILL LANE
PULBOROUGH
WEST SUSSEX
RH20 1LA**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Hardham Mill Business Park is situated off the main A29 London Road, just south of Pulborough Village (1.1 miles). Travelling from south to north, Mill Lane is on the left-hand side – look out for Hardham Water Supply Works sign (Southern Water). Serving a large rural community, Pulborough village offers a good range of local amenities, including a mainline railway station, which provides direct services to London Victoria to 1 hour and 15 minutes.

DESCRIPTION

Hardham Mill business Park is a multi-let, semi-rural trading park, comprising various small business units, offices and workshops. The subject offices which are arranged over the ground floor, provide the following net internal floor areas:

Main Office	1,308 sq ft (121.52 sq m)
Meeting Room	285 sq ft (26.46 sq m)
Room 1	132 sq ft (12.28 sq m)
Room 2	132 sq ft (12.28 sq m)
Server Room	261 sq ft (24.23 sq m)
Kitchen	144 sq ft (13.37 sq m)
Total Area	2,262 sq ft (210.14 sq m)

SITE & PROPERTY FEATURES

- Net floor area of 2,262 sq ft (210.14 sq m)
- 24/7 access 365 days a year
- Generous on-site parking
- Rural setting
- Excellent natural light
- Modern LED lighting
- Raised floors with inset data/power points
- Male/Female toilets
- Kitchen
- BT telecom points

RENT

£37,000 per annum exclusive, paid quarterly in-advance.

TERMS

The premises are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required.

The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The on-line Rateable Value listed by GOV.UK is £31,750. The Uniform Business Rates multiplier for 2026/2027 is 43.3p in the £ making the Rates Payable £13,716. 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 on-line through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and graded a Band D (94) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

Strictly by appointment through LETTING AGENTS

Henry Adams Commercial www.henryadams.co.uk/commercial

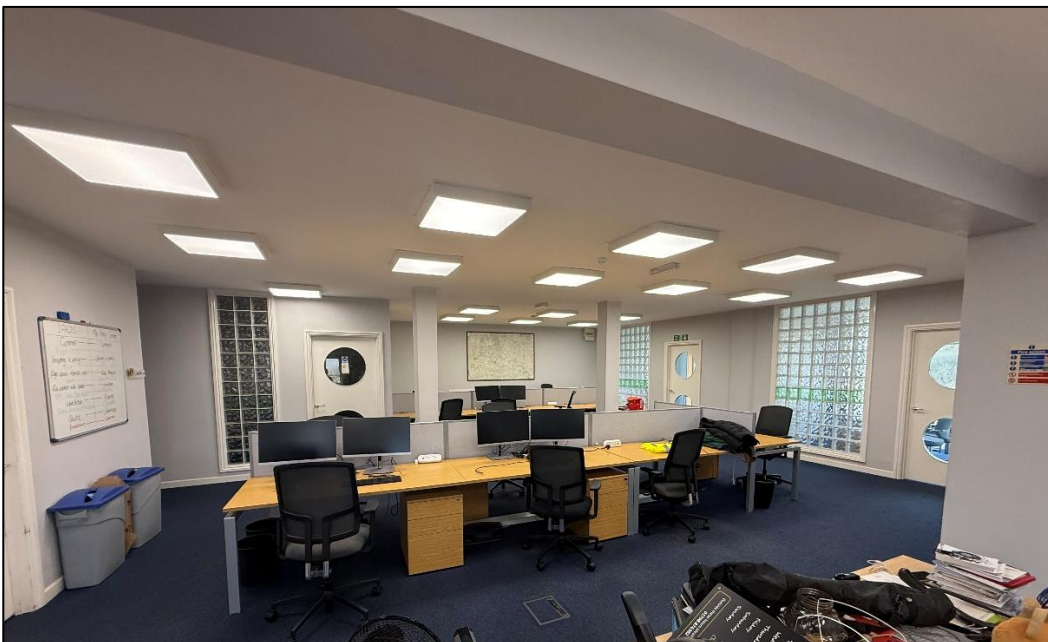
CONTACT

Andrew Algar - Head of Commercial Property

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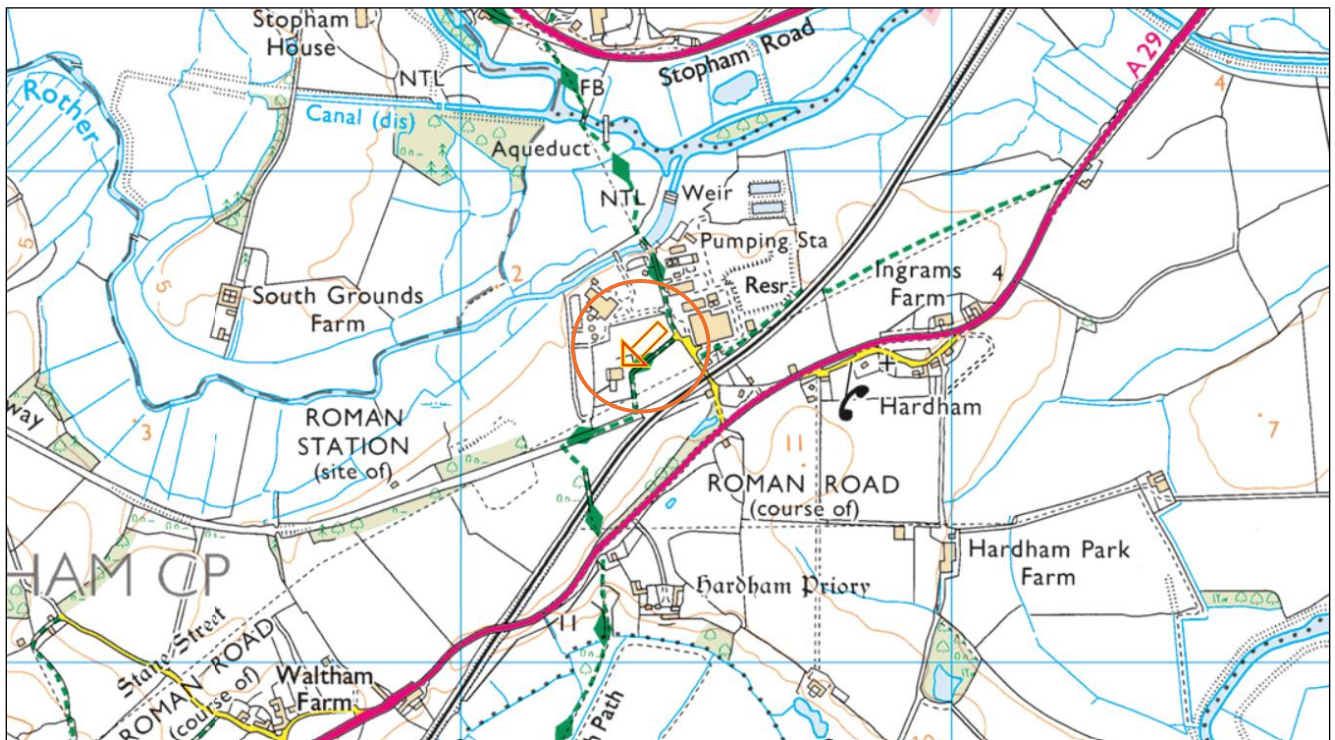
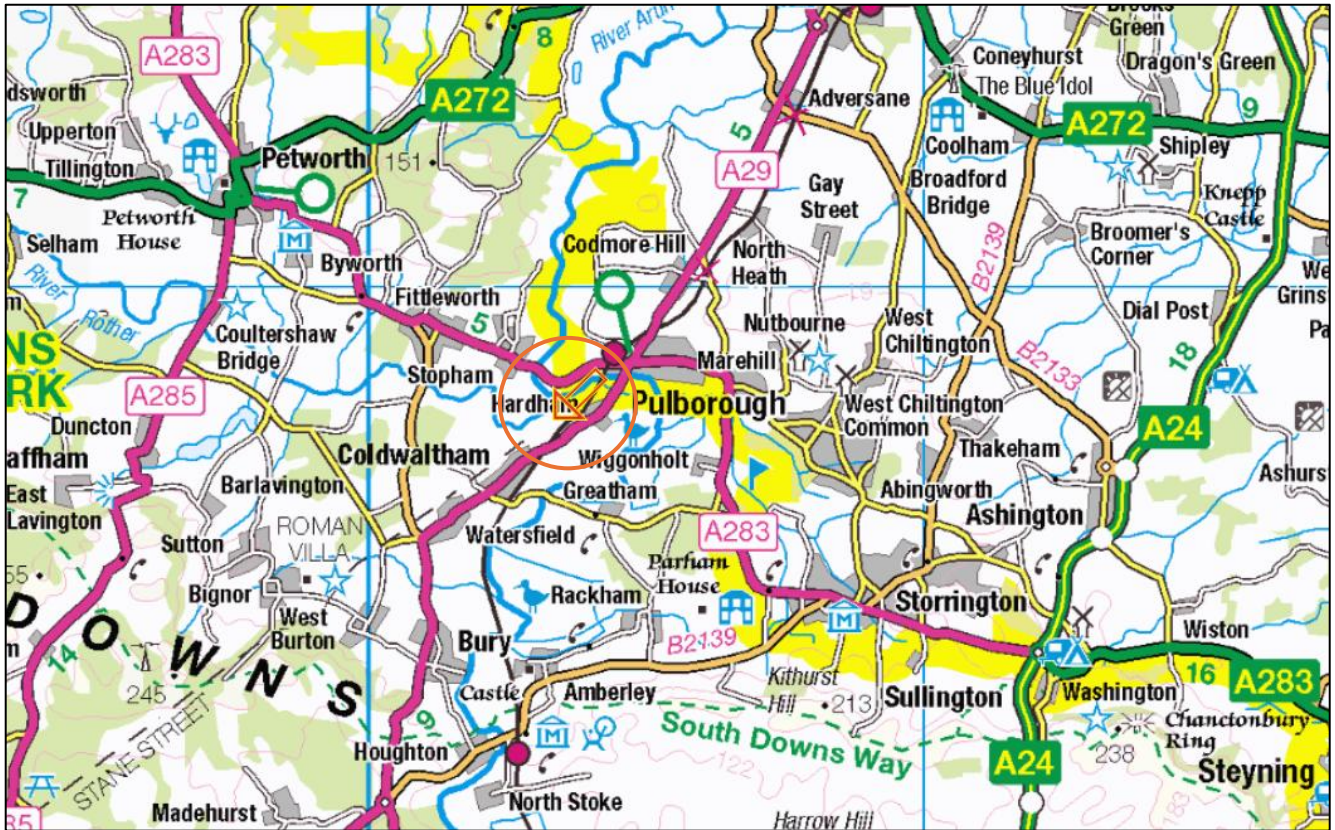
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LOCATION MAPS - NOT TO SCALE



Entrance to Mill Lane from A29



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.