

**1,400 SQ FT (130 SQ M)**

**NEWLY BUILT BUSINESS UNIT TO LET**

**\*GOOD ROAD LINKS TO THE A24 (HORSHAM) & BILLINGSHURST\***



**AVAILABLE FOR RENT UNDER A SIMPLE TENANCY AGREEMENT**

**UNIT 2 OAKWOOD FARM, FIVE OAKS ROAD**

**SLINFOLD, NEAR HORSHAM**

**WEST SUSSEX RH13 0QW**

Henry Adams (Horsham) LLP 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

Oakwood Farm is located in Slinfold in rural West Sussex between the commercial centres of Horsham and Billingshurst, which are located to the northeast (2 miles) and southwest (4.4 miles) respectively. The A24 junction with links to the A23 and motorway network is located approximately 1.8 miles to the northeast. The entrance to Oakwood Farm is accessed directly off the A264 Five Oaks Road (west), approximately 400 yards south of Motorline Toyoto Garage – refer to maps below bottom.

## **DESCRIPTION**

A newly built, detached business unit of steel portal frame construction with composite profile steel cladding and roof. Oakwood Farm is a newly developed small business park comprising 9x self-contained units. The subject unit benefits from 3 phase power, an electric roller shutter loading door (3m x 4m), kitchenette facility, LED strip lighting 5.3m eaves rising to 6.5m apex . Externally, there is a good sized shared forecourt area providing parking and facilities for loading and unloading. A telecoms conduit connecting to Five Oaks Road has been laid in readiness for providers to connect to phone and broadband services.

## **TERMS**

The unit is available for rent upon a simple tenancy agreement for a term of 3 years. The agreement is written for easy reading and quick occupation. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act. A deposit equivalent to 3 months will be required.

## **RENT**

£14,000 per annum exclusive, payable monthly in-advance by Standing Order.

## **TENANCY AGREEMENT FEE**

There is a charge of £325 + VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## **VIEWING ARRANGEMENTS**

By appointment through sole letting Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

## **CONTACT**

Andrew Mark Algar BA (Hons) - Head of Commercial Agency

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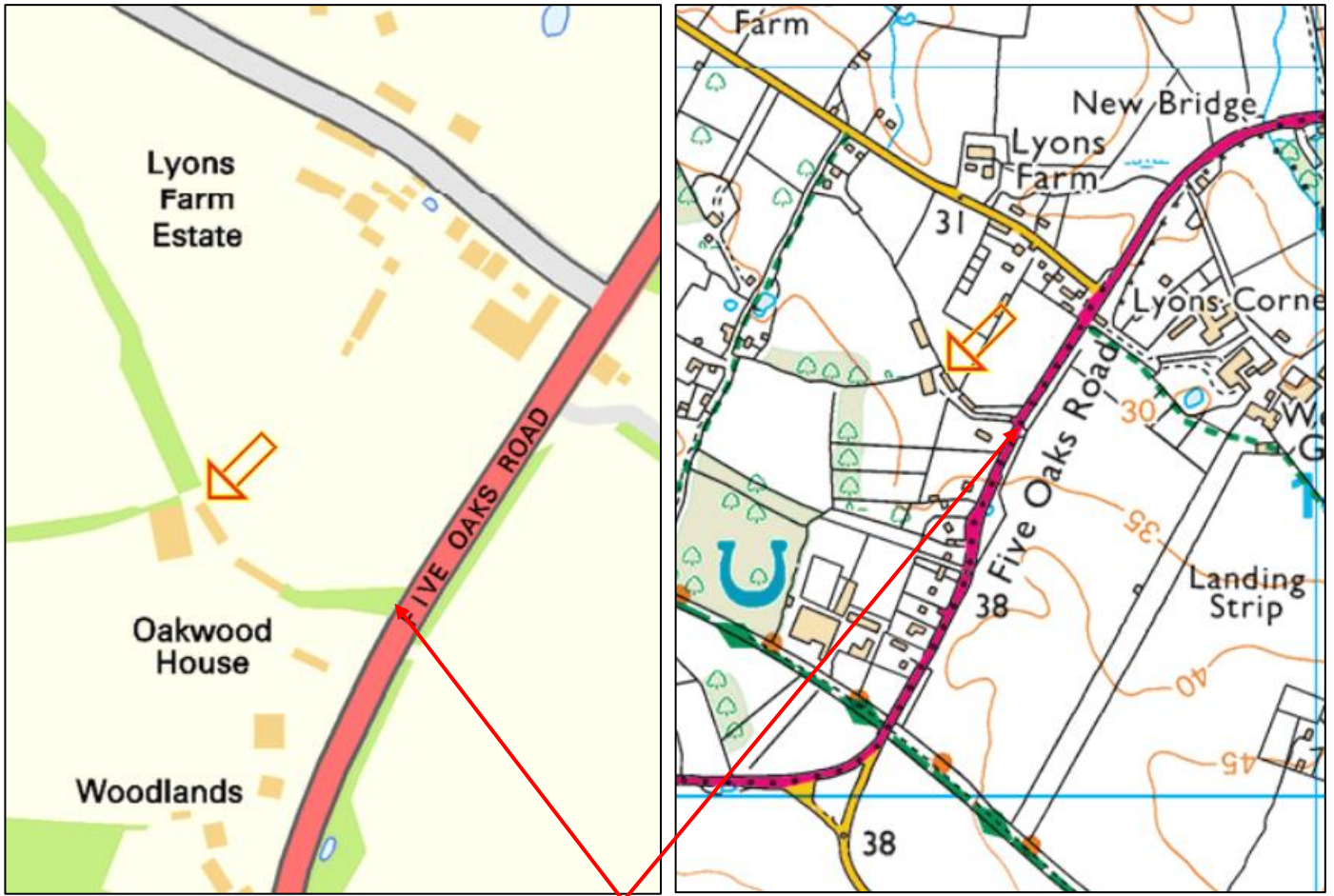
andrew.algar@henryadams.co.uk

## **BUSINESS RATES (2018/2019 FINANCIAL YEAR)**

The current Rateable Value advertised by [www.gov.uk](http://www.gov.uk) is £12,000. The Uniform Business Rate multiplier for 2018/2019 is 0.48p in the £ making the Rates Payable £5,760. Properties with a Rateable Value of £12,000 or less are eligible for 100% Small Business Rate Relief.

Interested parties are advised to contact Horsham District Council Rates Department on 01403 215100 to verify the above and to enquire as to SBRR entitlement.

LOCATION MAPS - NOT TO SCALE



farm entrance



## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Assessor has been commissioned and will be available shortly.

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