



Lot 3

Delspride, Kent Street, Horsham, RH13 8BB

**TO LET - Open Plan
Warehouse with substantial
yard/parking
Rental £44,500 PAX**

5,943 sq ft
(552.12 sq m)

- Available Now
- New Lease
- Rural Location

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Summary

| | |
|-----------------------|--|
| Available Size | 5,943 sq ft |
| Rent | £3,708.33 per month |
| Business Rates | Property exempt from rates |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand |

Description

The premises comprise an open plan modern warehouse with associated parking and within a rural farmland location. Internally, there is a concrete floor laid throughout with loading to 2 aspects. There is a kitchen and WC to one end of the unit.

Location

The property is situated in a rural setting to the east of Cowfold, with everyday amenities in close proximity. The village of Henfield is easily accessible to the south and offers a wider range of facilities, whilst slightly further afield, the market town of Horsham provides a comprehensive range of shopping.

The mainline station at Horsham has services to London Victoria (from 53 minutes) and Haywards Heath station offers journeys to London Bridge (from 40 minutes). Road-users have good access to the A23 and A24 for links to the M25 and the A27 for access to south coast destinations.

Accommodation

The accommodation comprises the following areas:

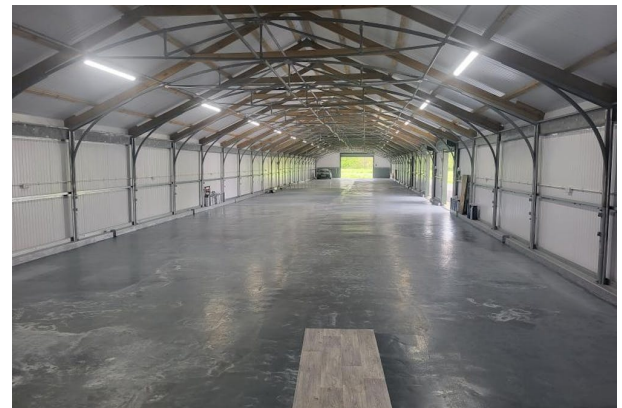
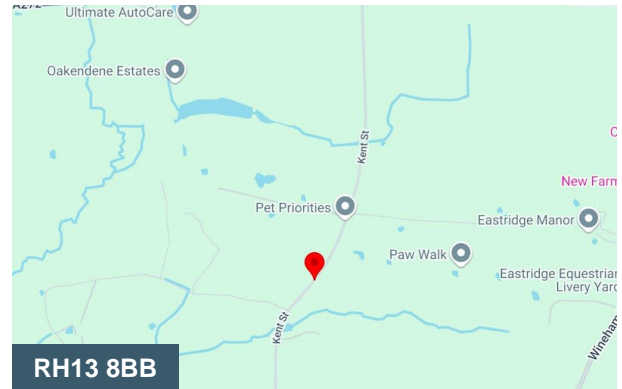
| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 5,943 | 552.12 |
| Total | 5,943 | 552.12 |

Viewings

Viewings can be arranged via the landlords Joint Agents Newlands Property or Grave Jenkins.

Terms

The property is available on a new FRI lease with terms to be agreed with an asking rental of £44,500 per annum exclusive.



Viewing & Further Information



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