# **1,170 SQ FT** (108.7 SQ M)
# USE CLASS "E" PREMISES TO LET
# OFFICE & CLINIC RELATED USES INVITED



**FIBRE OPTIC BROADBAND AVAILABLE**

# UNIT 3 DANWORTH FARM
# CUCKFIELD ROAD
# HURSTPIERPOINT
# WEST SUSSEX
# BN6 9GL

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

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

Andrew Algar BA Hons | Richard Town BA Hons, MARLA | Nicholas Hapgood
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## LOCATION

Hurstpierpoint sits at the junction of the B2116 and B2117, perfectly positioned 3 miles southwest of Burgess Hill, 1 mile northwest of Hassocks, and 9 miles north of Brighton. There are good road links to the A23, being accessible within 1 mile to the southwest via Brighton Road (B2117). For rail connections, Hassocks mainline station is the nearest, offers frequent direct rail services to London terminals and south coast towns.

Danworth Farm is situated in a peaceful, idyllic semi-rural location, accessed off the eastern side of Cuckfield Road (B2117), being approximately one mile to the north of Hurstpierpoint High Street (B2116) and one mile to the south of the A2300 Jane Murray Way (Burgess Hill Bypass). A location map is best viewed online through Google Maps by typing in the property's postcode BN6 9GL

## DESCRIPTION

An attractive former barn building, sympathetically converted to provide business space. The subject premises form part of a courtyard development, comprising offices and storage units within a peaceful rural setting. We understand fibre optic broadband is available through BT, interested parties are advised to contact BT directly to verify this information.

## ACCOMMODATION (NET INTERNAL AREAS)

| | |
|---|---|
| <u>Lower Ground Floor</u> | |
| Office | 425 sq ft (39.4 sq m) |
| <u>Upper Ground Floor</u> | |
| Office | 745 sq ft (69.2 sq m) |
| Total Accommodation | 1,170 sq ft (108.7 m) |

## PROPERTY FEATURES

- Good on-site parking
- Attractive external communal areas
- Monitored estate CCTV
- Double glazed windows
- Data Cat 5 wired
- Oil fired central heating system
- Male and female toilets
- Kitchenette

## TERMS

The property is available to let upon a new full repairing and insuring lease. A rental deposit together with trading accounts and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act Part II (as amended). The property will be available from the January 2027.

## RENT

£20,000 + VAT per annum exclusive, payable quarterly in-advance.

## ESTATE SERVICE CHARGE

We are advised that there is annual service charge of approximately £1,051 + VAT. The charge principally includes the supply of water, sewage plant maintenance, lighting to common parts, estate security (CCTV), all mowing and gardening maintenance to pathways, parking area and landscaping.

## ENERGY PERFORMANCE RATING

The energy efficiency rating for this property falls within Band C (62). A certificate can be made available by email on request or downloaded online from GOV.UK.

**PLANNING**

The property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted uses within this Use Class allow the premises to be used for office, retail and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Use Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek https://www.planninggeek.co.uk/use-class/use-class-e/

**BUSINESS RATES (2026/2027 FINANCIAL YEAR)**

According to GOV.UK, the property has a Rateable Value of £14,750. Based on the 2026/2027 Business Rates Multiplier of 43.3p in the £, the rates payable would be £6,372. Interested parties are advised to contact Mid-Sussex District Council Rates Department on 01444 477 564 to verify the above or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

**VIEWING ARRANGEMENTS**

Strictly by appointment through Henry Adams Commercial **www.henryadams.co.uk/commercial**

**CONTACT**

Andrew Algar – Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk

**VIEW OF ESTATE ENTRANCE**





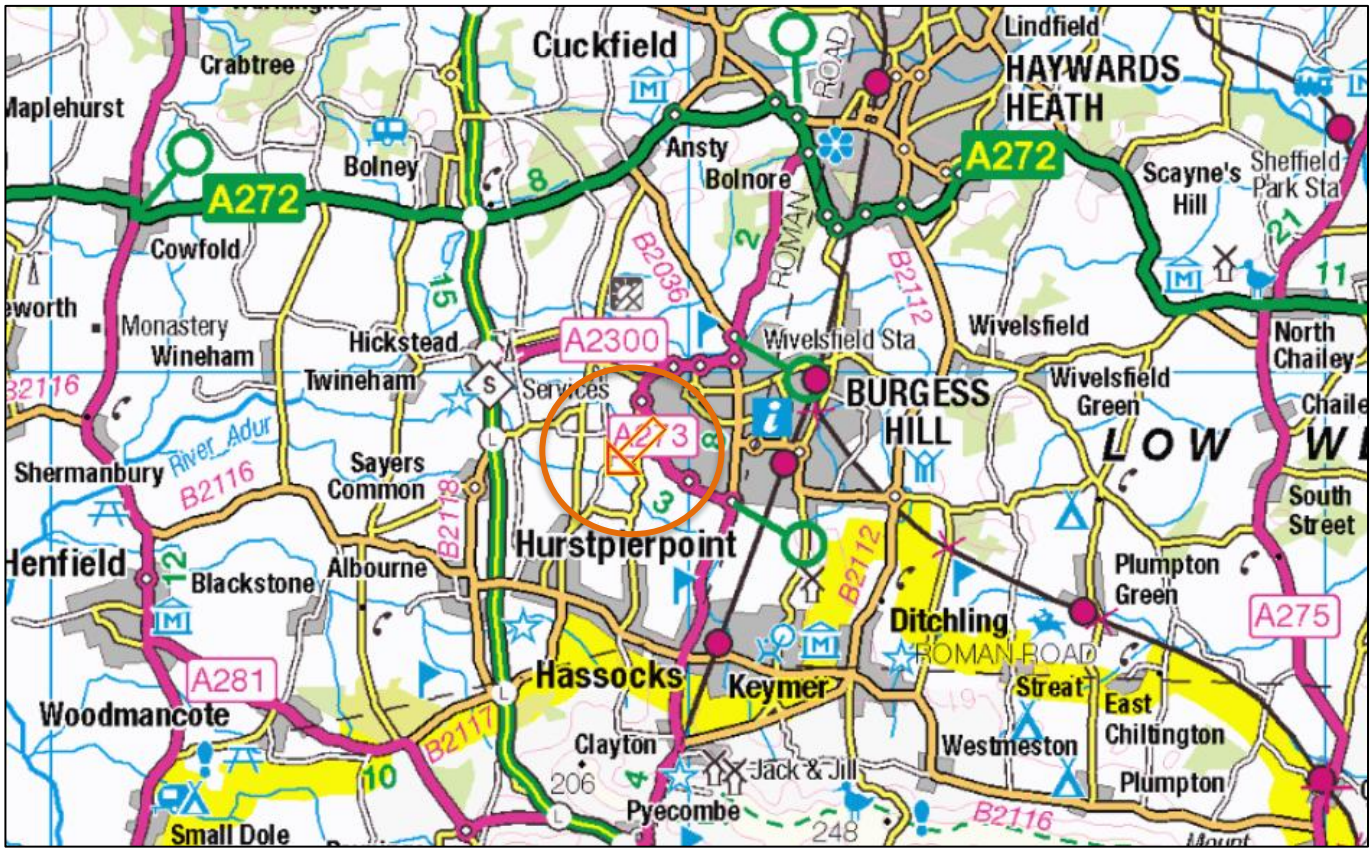

Compassionate care,
changing lives.

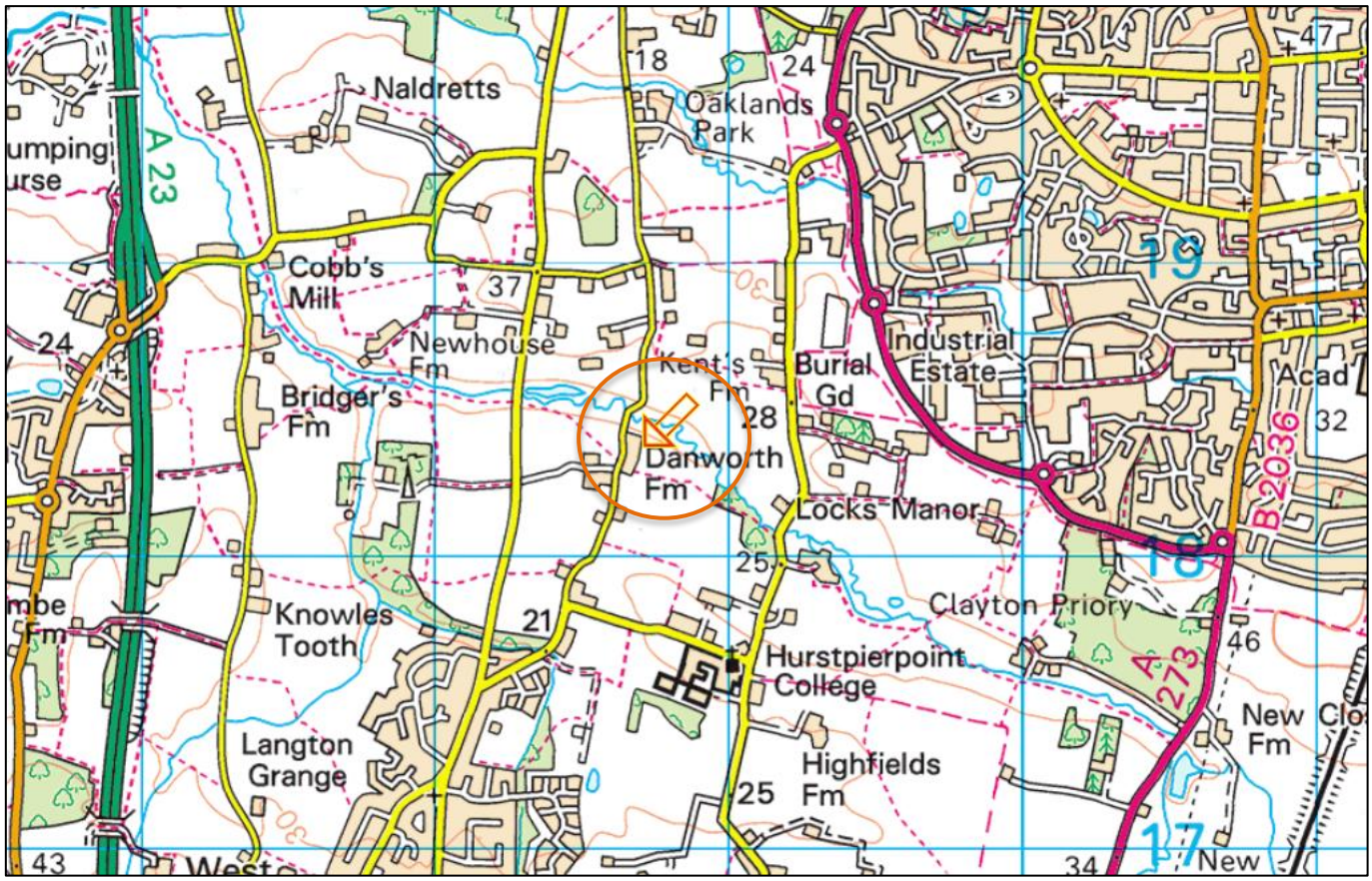
**COMMUNAL OUTSIDE AREAS**





**LOCATION MAPS – NOT TO SCALE**




**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.