GRAVES SON & PILCHER

To Let



Prominent New Build Industrial / Warehouse Unit

Unit 1

Southdown Enterprise Park, Shoreham Road, Henfield, BN5 9SE

Industrial / Warehouse

TO LET

4,632 sq ft

(430.33 sq m)

- Prominent roadside position with strong visibility
- Steel portal frame construction
- Fully insulated profile steel cladding
- Electric roller sectional loading door
- LED high bay lighting
- Three phase electricity supply
- Resin-coated warehouse floor
- Electric vehicle (EV) charging points
- On-site loading and car parking

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Summary

Available Size	4,632 sq ft
Rent	£69,480 per annum
Business Rates	Interested parties should make their own enquiries with the Local Authority regarding the rateable value.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises a newly constructed industrial / warehouse unit forming part of a modern commercial development at Enterprise Park. The building has been completed to a high specification and provides clear span warehouse accommodation suitable for a variety of industrial, storage and business uses (subject to any necessary consent).

The unit also benefits from strong roadside prominence, offering excellent branding opportunities to passing traffic along Shoreham Road.

Externally the property benefits from a generous forecourt area providing loading and on-site parking.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	4,632	430.33
Total	**4,632**	**430.33**

Location

The property is situated opposite Henfield Business Park, an established commercial estate located on Shoreham Road (A2037) approximately 1 mile south of Henfield village centre. The unit occupies a prominent position with excellent visibility from Shoreham Road.

The estate benefits from convenient access to Shoreham-by-Sea and the A27 coastal route, linking Brighton, Worthing and the wider South Coast. The A23/M23 and Gatwick Airport are also within easy reach.

Viewings

Strictly by appointment through the sole agents.

Terms

The unit is available to let on a new full repairing and insuring lease on terms to be agreed.

EPC

An Energy Performance Certificate will be available upon request.

Viewing & Further Information



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