

1,407 SQ FT (130.7 SQ M)

LOW-COST STORAGE PREMISES TO LET

100% SMALL BUSINESS RATES RELIEF AVAILABLE



FLEXIBLE TERMS WITH TENANT BREAK OPTIONS

**UNIT 2 FIRSLAND FARM
HENFIELD ROAD
ALBOURNE
WEST SUSSEX
BN6 9JJ**

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

LOCATION

Firsland Farm is situated approximately 7.4 miles southwest of Burgess Hill, 11.9 miles northwest of Brighton and approximately 3.7 miles to the northeast of Henfield Village. The estate entrance is located on the northern side of Henfield Road (B2116), between Wineham Lane and Twineham Lane. The A23 linking the M23 and A27 lay approximately 2.7 miles to the immediate east. A location plan is best viewed online through Google Maps by typing in the estate's postcode BN6 9JJ

Major road connections	Distances in miles
A23	2.7 miles east
A27	8.2 miles south
M23 (Junction 11) via A23	12.7 miles northeast

DESCRIPTION

The subject unit forms part of a courtyard complex comprising offices, workshops and storage units.

ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 1,407 sq ft (130.7 sq m)

The accommodation which is accessed through a single door is sub-divided into four medium sized interconnected areas. Our client might consider inserting double wooden doors in exchange for a higher rent.

TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. There is no estate service charge or VAT payable. A rental deposit will be required. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£6,000 per annum exclusive, payable monthly in-advance by bank standing order.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The unit has yet to be assessed by the Valuation Office Agency but in our considered opinion, the Rateable Value will be set way below £12,000. Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rates Relief. Further details on request.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial – a walk-through video of the premises can be made available via WhatsApp on request to the following mobile number 07868 434449.

CONTACT

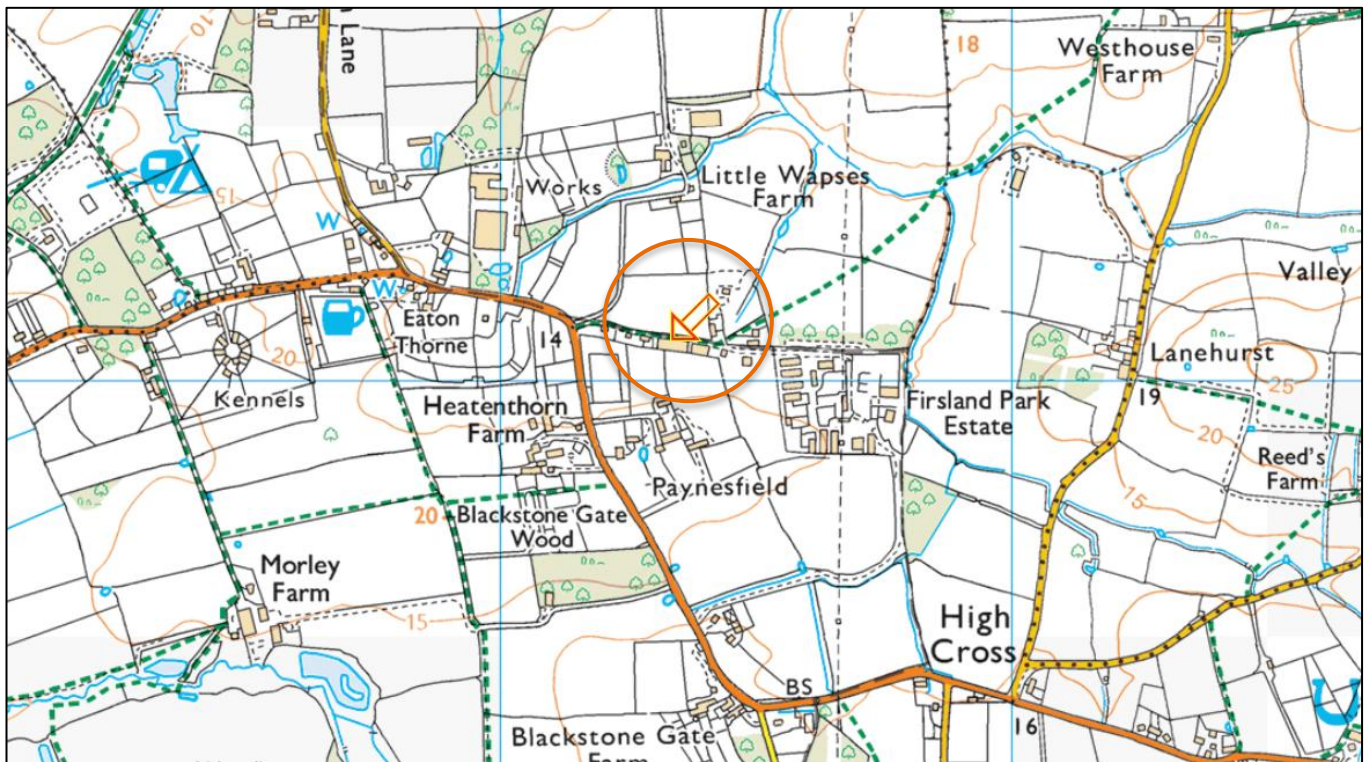
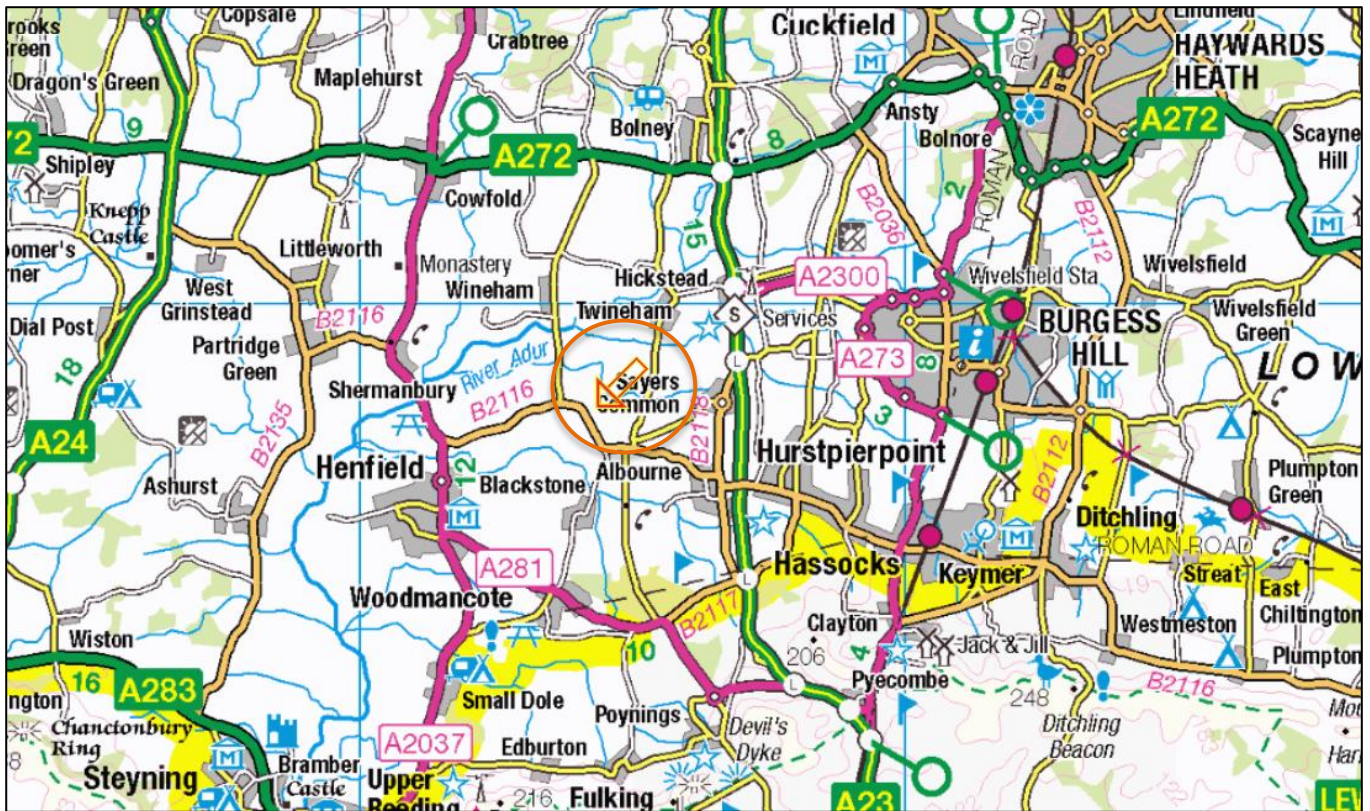
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Estate entrance from Henfield Road (B2116)



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.