

**Albany House Henfield Business Park, Shoreham Road, Henfield, West Sussex,
BN5 9SL**



A Ground Floor Office Situated on the Henfield Business Park within a Short Distance of Henfield High Street

- AIR CONDITIONING
- FLEXIBLE TERMS
- CAT 5 ELECTRICS
- COMMUNAL CLOAKROOMS
- ALLOCATED PARKING
- COMMUNAL KITCHEN

£8,000 Per Annum + VAT

Situation

This office is situated to the south of Henfield on the A2037 which connects to the A27 to the south providing access to the main coastal towns and the A272 and A23 to the north connecting with Crawley and there onto London. Rail connections are available at Hassocks, Haywards Heath, Horsham and Shoreham-By-Sea, the closest being Hassocks which is approximately 7 miles to the east.

Henfield Business Park is an established industrial estate in what is otherwise a semi-rural location. Henfield is a large village with Horsham District Council of West Sussex and lies approximately 50 miles south of London, 12 miles north/west of Brighton and 30 miles northeast of Chichester.

Description

A ground floor office within a unit constructed of steel portal frame under green coated press steel sheeting with brick construction to lower level elevations, upvc double-glazing windows and doors with allocated parking to the front. Internally, the unit will be finished to a high specification including air conditioning & CAT 5 electric.

OFFICE 1

23 x 28

Situated to the front of the unit

644 sq ft

Annual Rent £8,000 Per Annum - £666.00 Per Calendar Month

OFFICE 2

32 x 15

LET

OFFICE 3

14'7 x 15

LET

TERMS

Lease: Full insuring and repairing lease with either a 6, 9 or 12 year lease with a 3-4 year break clause and a 3-4 year rent reviews. or a 10 year lease with a 5 year break clause and 5 year break clause. A shorter period would be considered.

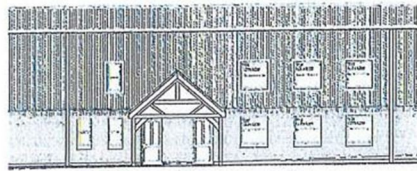
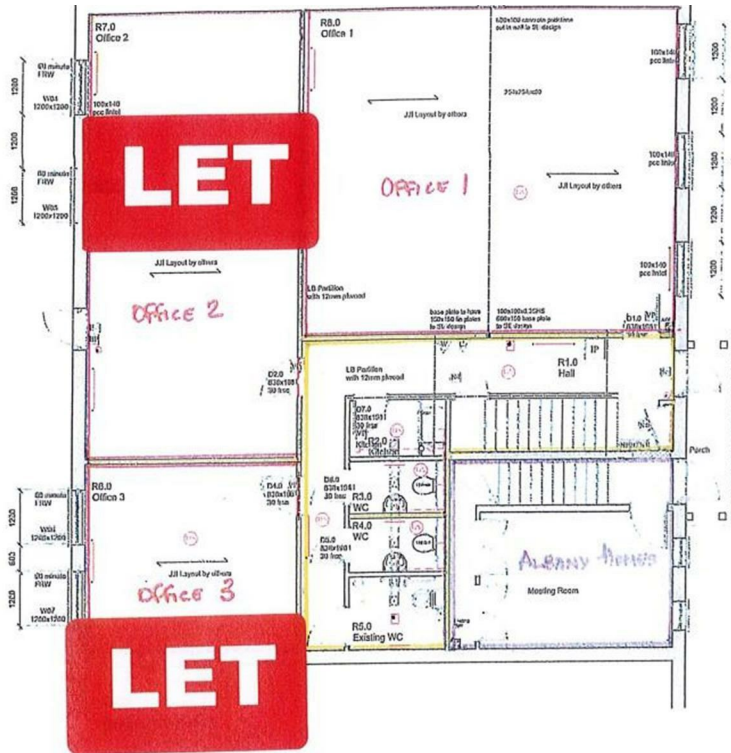
Rent: A quarter rent in advance plus a quarter rent deposit plus monthly service charge (amount to be confirmed)

Maintenance: There will be an amount due for the upkeep of the road. (amount to be confirmed)

Each party to be responsible for their own legal costs.

Agents Note

The EPC will follow once the offices have been completed.



Unit 32 Meeting Rooms Porch Unit 33 Office Unit 34

- KEY
- BREAK GLASS ALARM
 - HEAT DETECTOR
 - SMOKE DETECTOR
 - FIRE ALARM SOUNDER
 - ⚡ Public fire routine notice



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars, prospective purchasers should note: 1: All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and / or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.