

234 SQ FT (21.74 SQ M)
FIRST FLOOR OFFICE SUITE TO LET



A 100% SMALL BUSINESS RATES RELIEF AVAILABLE
STUDIO F7, HARDHAM MILL BUSINESS PARK
MILL LANE
PULBOROUGH
WEST SUSSEX
RH20 1LA

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Hardham Mill Business Park is situated off the main A29 London Road, just south of Pulborough Village (1.1 miles). Travelling from south to north, Mill Lane is on the left-hand side – look out for Hardham Water Supply Works sign (Southern Water). Serving a large rural community, Pulborough village offers a good range of local amenities, including a mainline railway station, which provides direct services to London Victoria to 1 hour and 15 minutes.

DESCRIPTION

Hardham Mill is a multi-let, semi-rural trading park, comprising various small business units, offices and workshops.

SITE & PROPERTY FEATURES

- Net floor area of 234 sq ft (21.74 sq m)
- Excellent on-site parking
- Rural setting
- Good natural light
- 24/7 access 365 days a year
- WC facility (communal)
- Kitchen facility (communal)
- BT telecom points

RENT

£6,000 per annum exclusive paid quarterly in-advance.

TERMS

The premises are available to let upon a simple 5-page tenancy agreement written for easy reading and quick occupation. A rental deposit will be required.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The Rateable Value advertised online by GOV.UK is £3,250. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £1,621.75. There is currently a 100% Small Business Rates Relief available. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

VIEWING ARRANGEMENTS

By appointment with Henry Adams Commercial, 50 Carfax, Horsham, West Sussex RH12 1BP

CONTACT

Andrew Algar – Head of Commercial Property

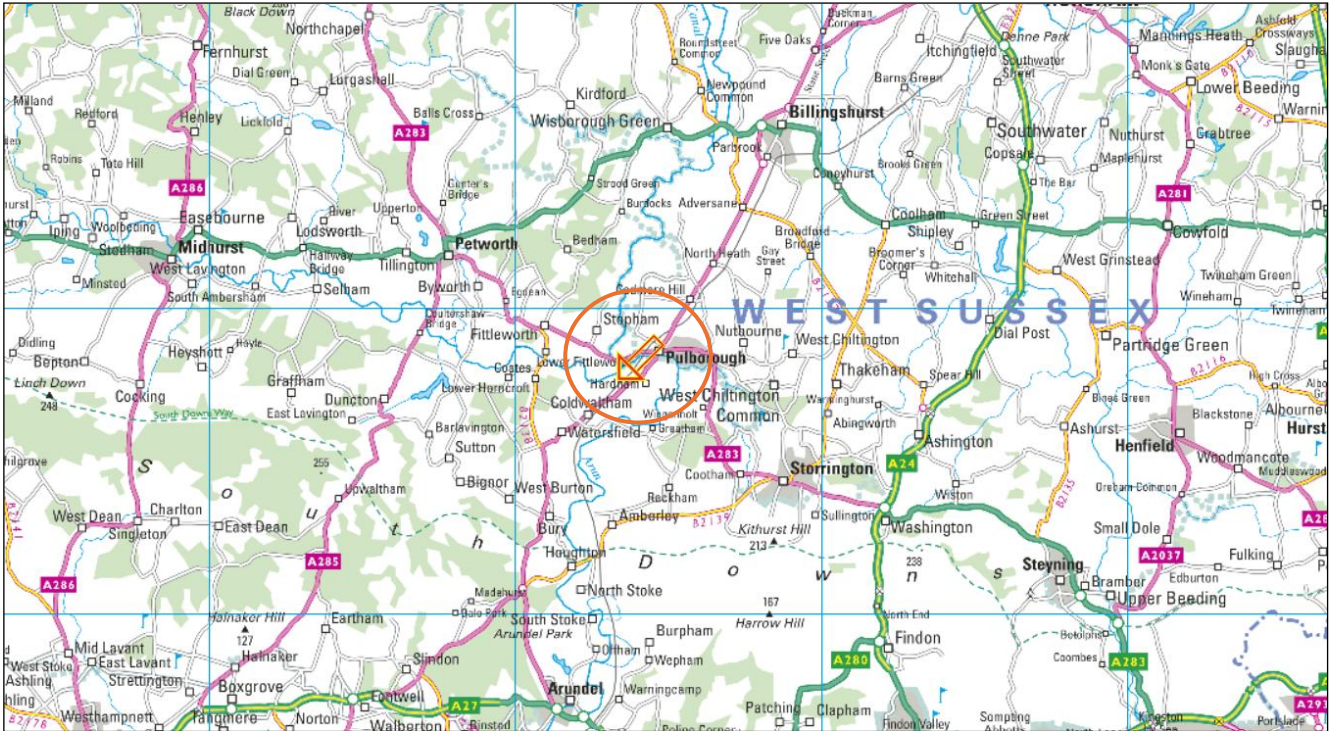
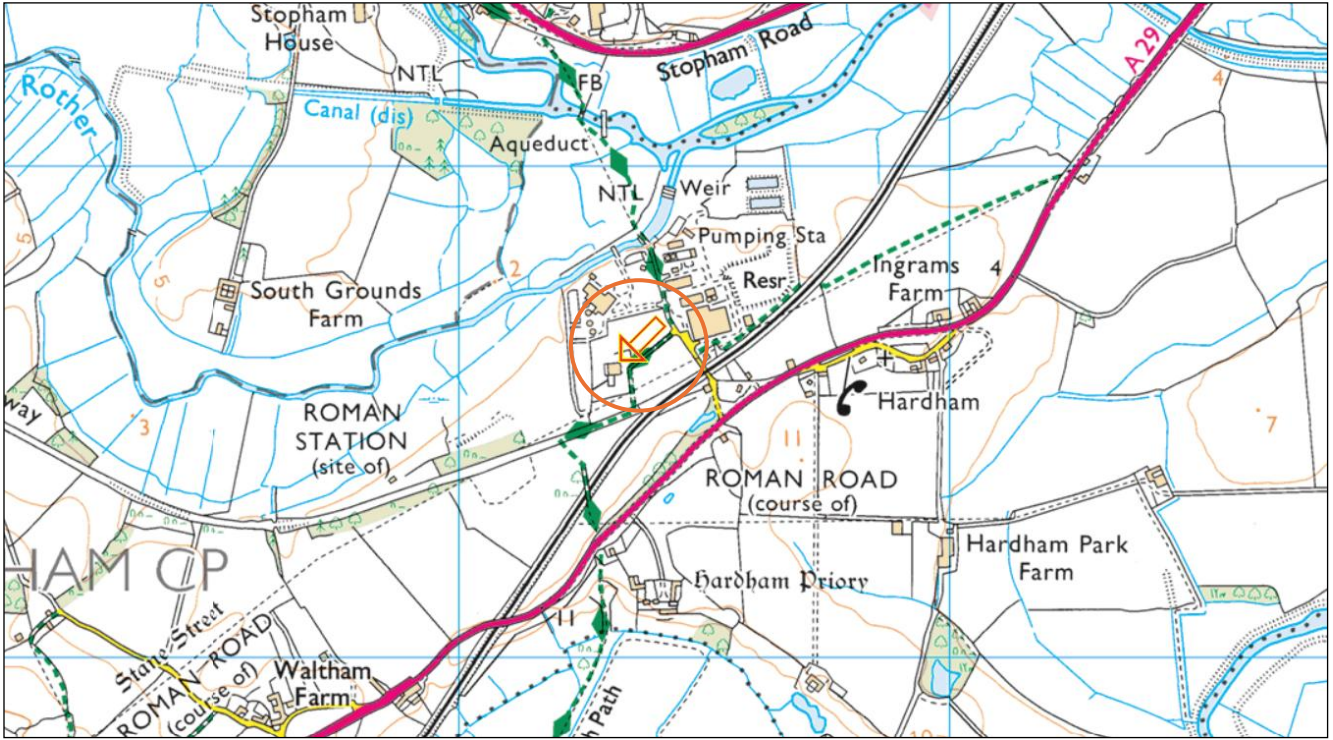
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LOCATION MAPS - NOT TO SCALE



Entrance to Mill Lane from A29



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