

5,575 SQ FT (518 SQ M)

WELL-PRESENTED, SEMI-RURAL OFFICES TO LET



**THE MILLHOUSE
WOODS MILL
HORN LANE
HENFIELD
WEST SUSSEX
BN5 9SD**

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

LOCATION

Woods Mill is located just over half a mile to the south of the village of Henfield, between Small Dole and Henfield. The site sits at the junction of the A2037 (Shoreham Road) and Horn Lane in a semi-rural location and the buildings are surrounded by a Sussex Wildlife protected nature reserve.

DESCRIPTION

A collection of three adjoined buildings comprising of office spaces, a central reception area as well as sizable kitchen and breakout area, totally 5,575 sq ft (518 sq m).

The main building dates back to the early 1800's with additions in the 1970's and again in 2000. Due to the historic nature of the main building, there are several small and narrow staircases, small steps and several sub-levels within each floor. It should be noted, there are low head height doorways, uneven floors and limited natural light to some spaces and as such, we would deem this to be an unsuitable building for disabled access of any kind.

There are 10 allocated car parking spaces for the buildings included with the lease. These spaces are reached via a small pathway within the reserve grounds.

GUIDE RENT

£74,000 + VAT per annum exclusive, payable quarterly in-advance by bank Standing Order.

TERMS

The offices are available for rent upon a new fully repairing and insuring lease, subject to a Schedule of Condition for a minimum term of 3 years. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls within Band D (100). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The Rateable Value advertised online by GOV.UK is £38,750. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £19,336.25. 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

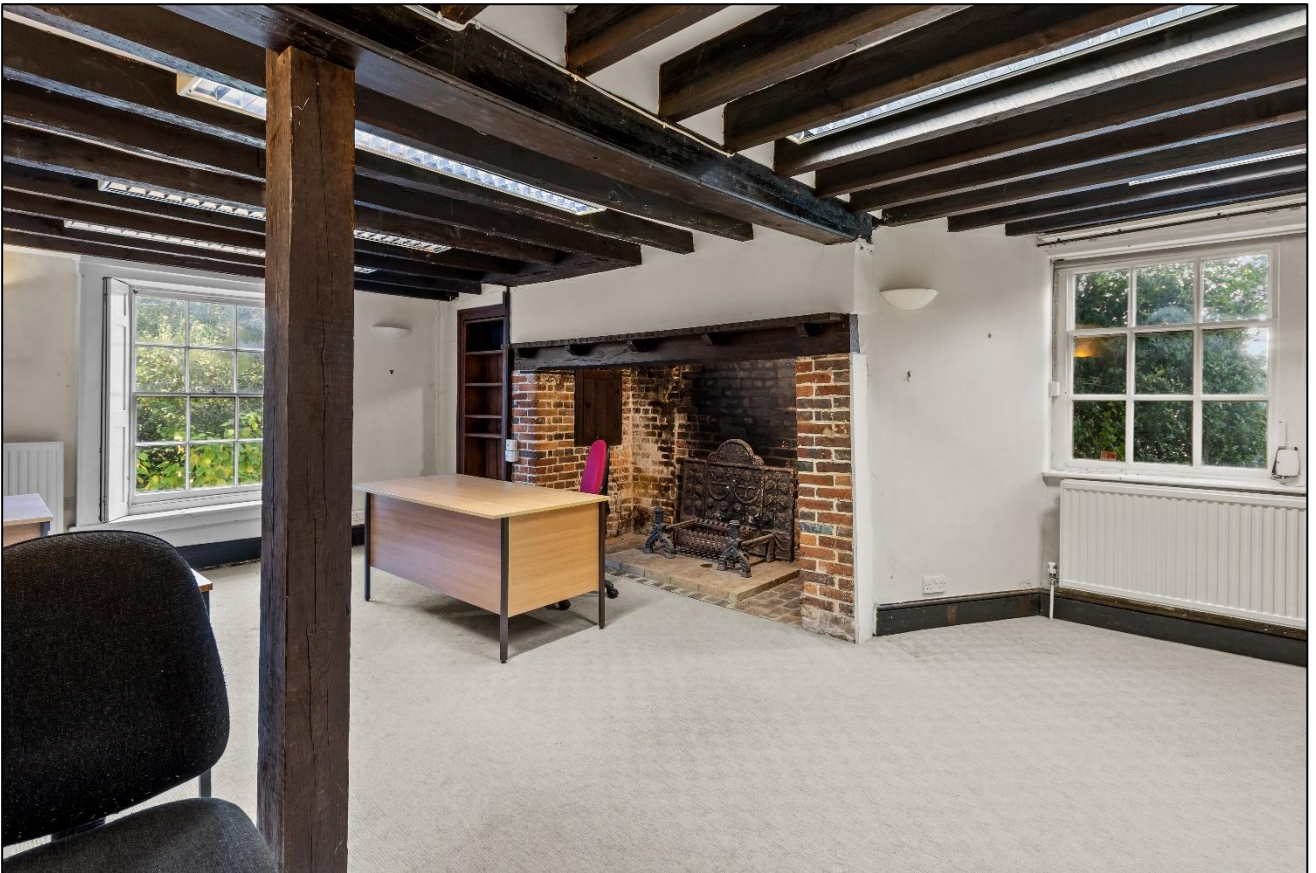
VIEWING ARRANGEMENTS

Strictly by appointment with SOLE LETTING AGENT'S Henry Adams, 50 Carfax, Horsham, West Sussex RH12 1BP

Email: hrr.commercial@henryadams.co.uk

Telephone: 01403 282519





FLOOR PLAN - NOT TO SCALE

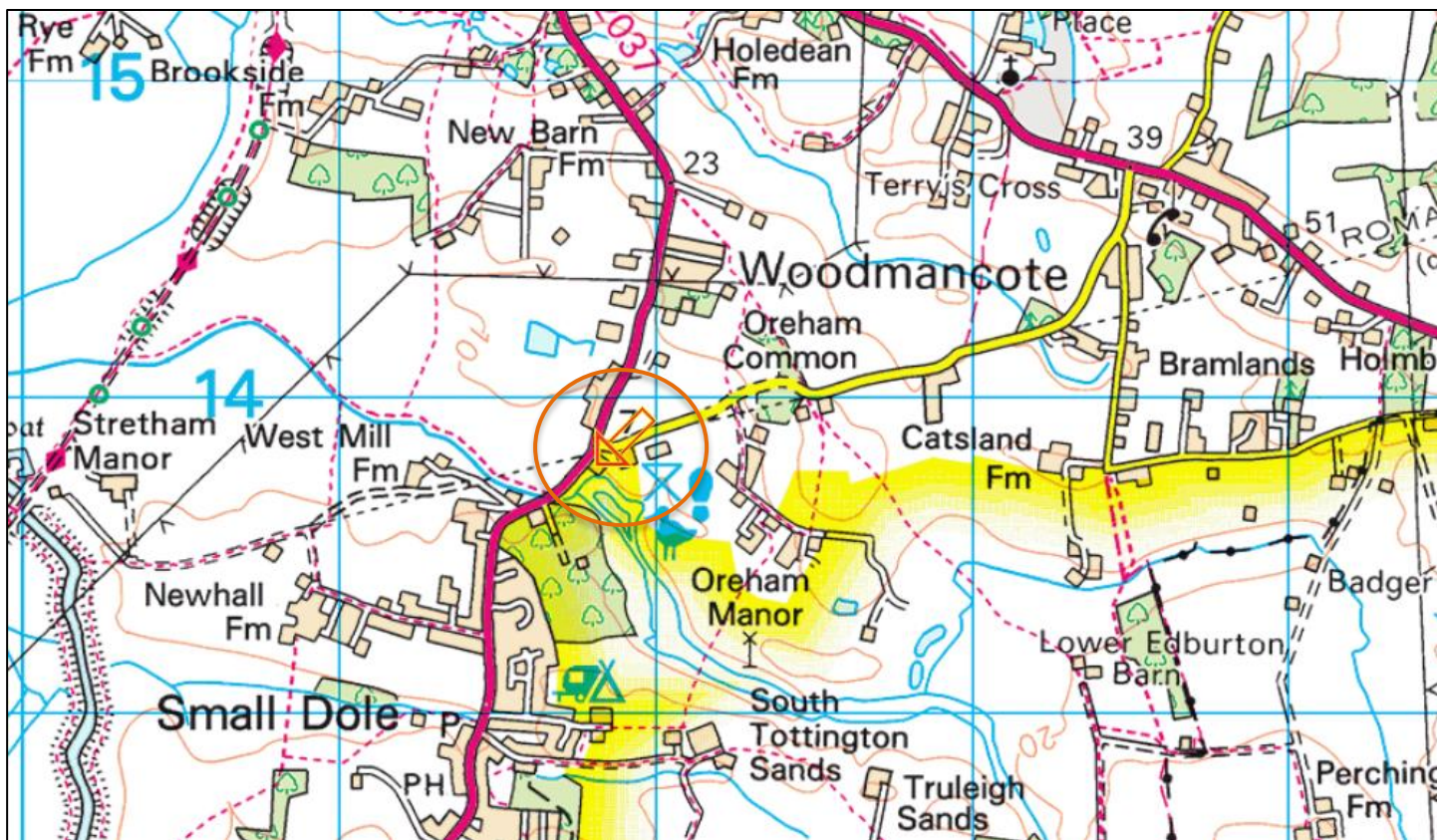
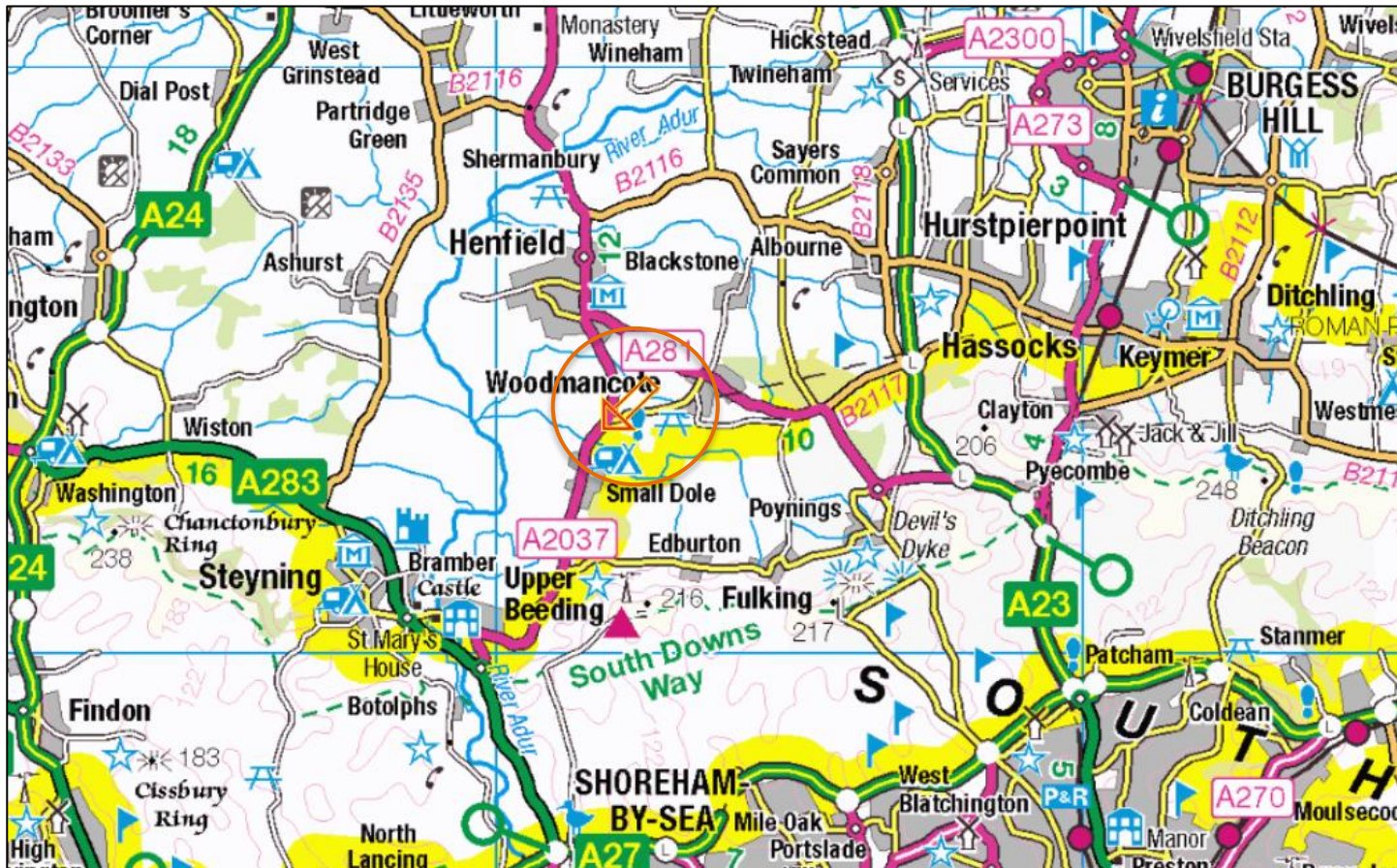


Woods Mill, Horn Lane, Henfield



Measurements are given as an indication. They cannot be relied upon for accuracy and may vary. The floor plan is for illustration purposes only. No guarantees of size, dimensions or placement of doors, windows or walls is provided.

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.