

**904 SQ FT (84 SQ M)**  
**GROUND FLOOR BUSINESS UNIT TO LET**  
**SUITABLE FOR STORAGE AND OFFICE USE**



**A 100% SMALL BUSINESS RATES RELIEF IS AVAILABLE**  
**UNIT G11 (GF) HARDHAM MILL BUSINESS PARK**  
**MILL LANE**  
**PULBOROUGH**  
**WEST SUSSEX**  
**RH20 1LA**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
01403 282519 [hrr.commercial@henryadams.co.uk](mailto:hrr.commercial@henryadams.co.uk) [henryadams.co.uk](http://henryadams.co.uk)

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 building comprising various small business units, offices and storage units. *The subject unit would NOT be suitable for light industrial, or workshop type uses.*

## **PROPERTY OVERVIEW**

- Floor area of 904 sq ft (84 sq m)
- Timber loading doors
- Fluorescent strip lighting
- 2.6m ceiling height
- Toilet facility (communal)

## **RENT**

£10,000 per annum exclusive, payable 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 £7,400. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £3,692.60. 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](http://www.gov.uk/find-business-rates)

## **ENERGY PERFORMANCE CERTIFICATE**

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

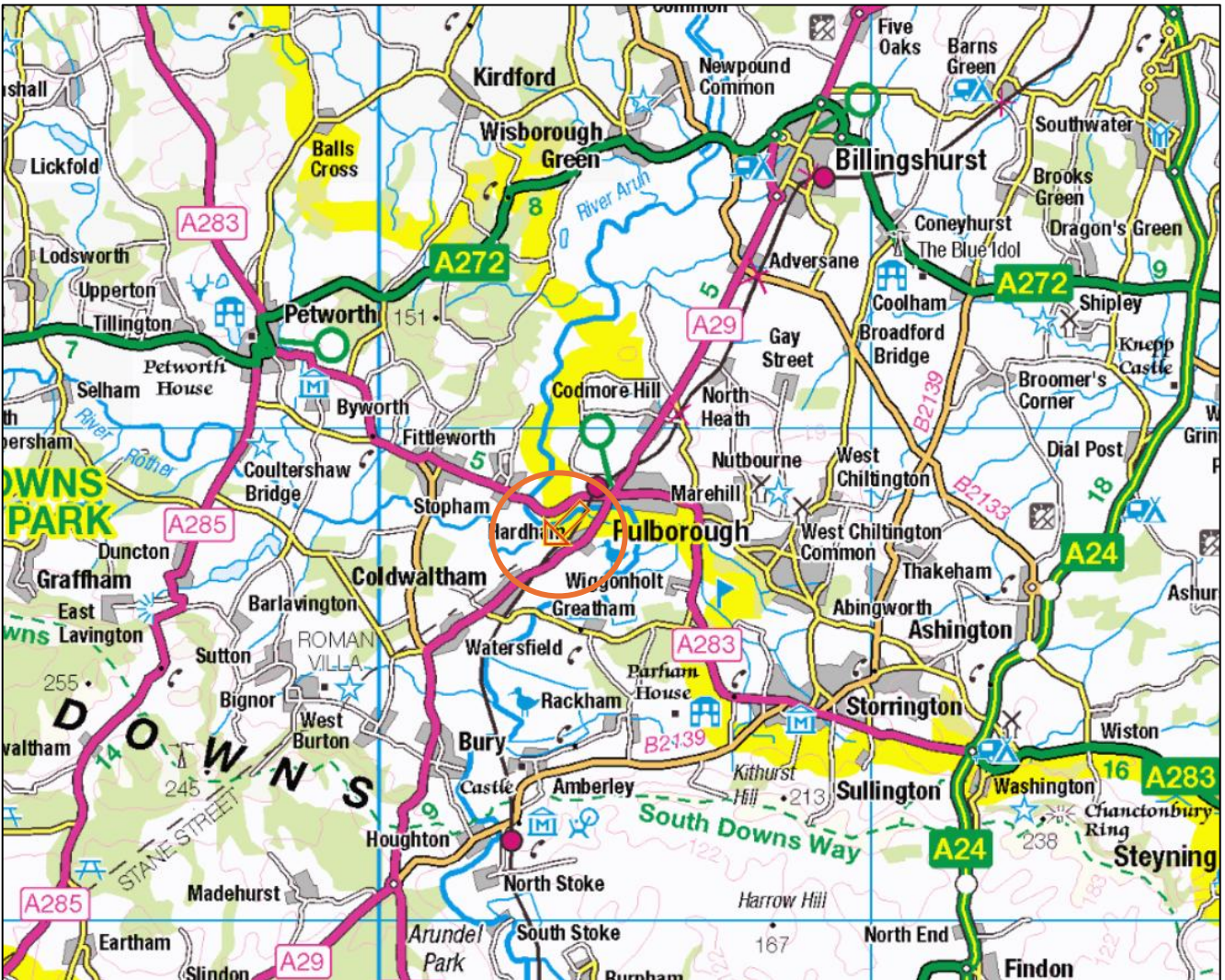
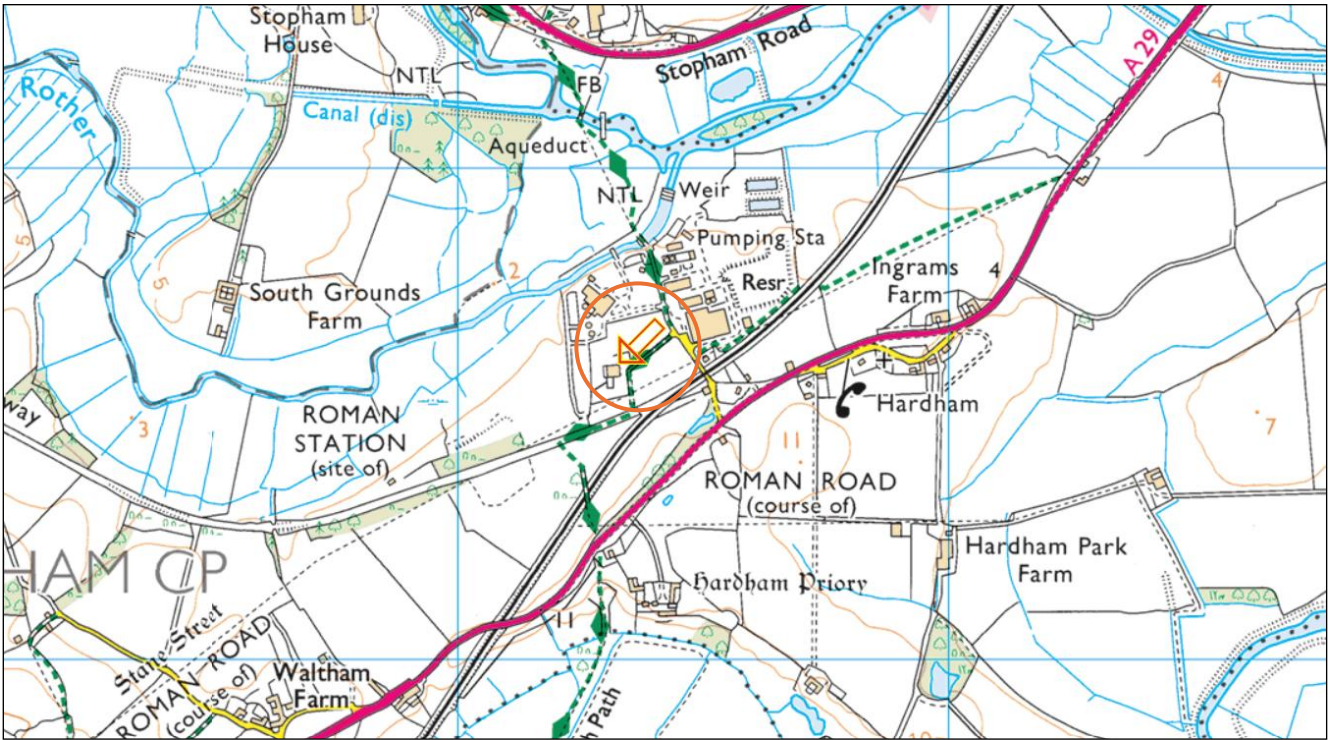
## **VIEWING ARRANGEMENTS**

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

## **CONTACT**

Andrew Algar – Head of Commercial Property  
01403 282 519  
07868 434 449  
[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)

LOCATION MAPS - NOT TO SCALE



## Entrance to Mill Lane from A29



**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.