

**363 SQ FT (33.7 SQ M)**  
**FIRST FLOOR OFFICE SUITE TO LET**



**100% SMALL BUSINESS RATES RELIEF AVAILABLE**  
**STUDIO F10, 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 business Park is a multi-let, semi-rural trading park, comprising various small business units, offices and workshops.

## **SITE & PROPERTY FEATURES**

- Net floor area of 363 sq ft (33.7 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**

£7,500 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 (2024/2025 FINANCIAL YEAR)**

The Rateable Value advertised online by GOV.UK is £4,450. The Uniform Business Rates multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £2,220. There is currently an 100% Small Business Rates Relief is available on properties with a Rateable Value less than £12,000. 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 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

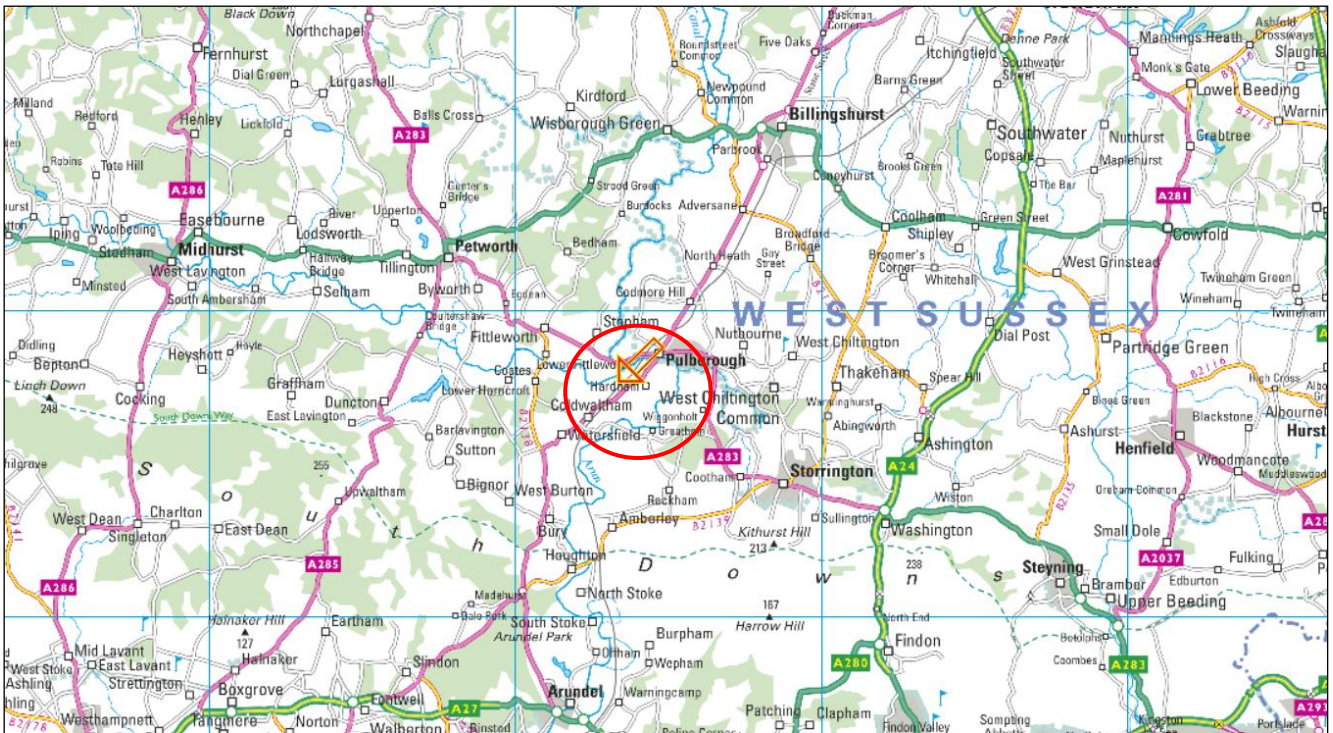
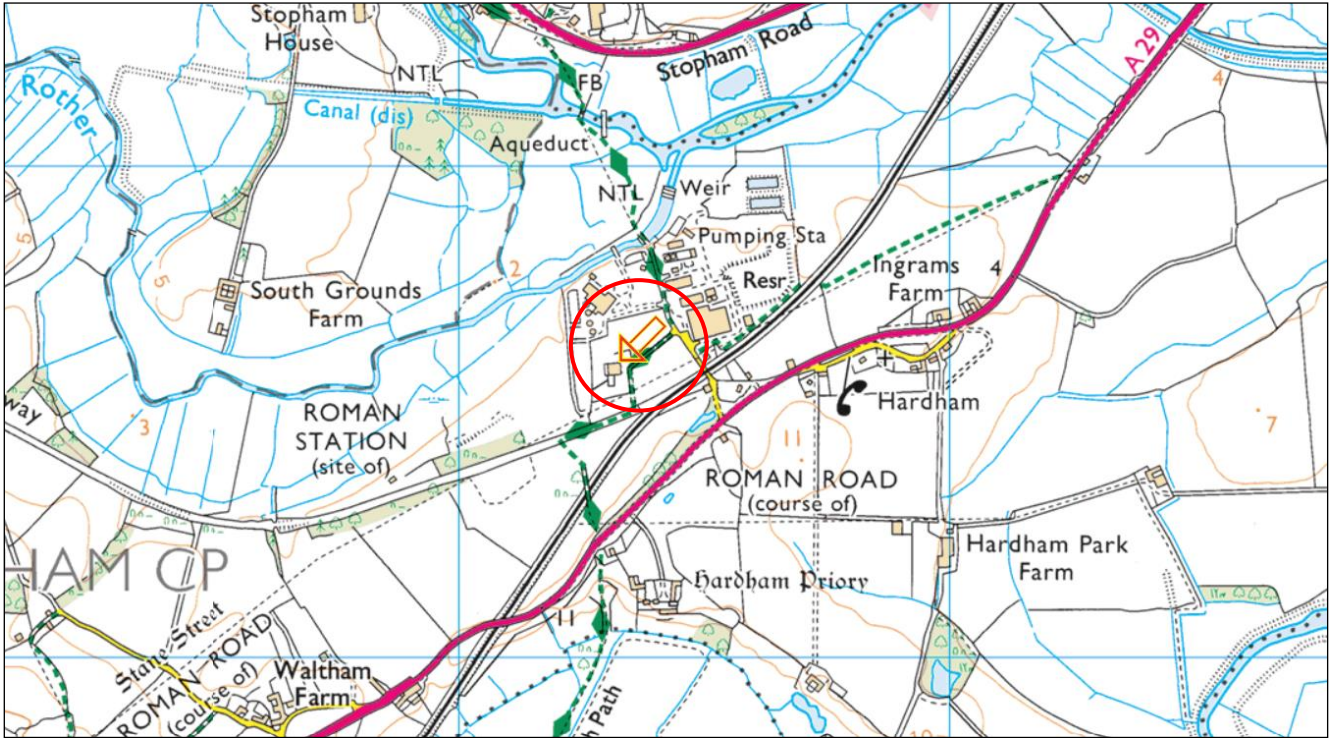
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# LOCATION MAPS - NOT TO SCALE



## Entrance to Mill Lane from A29



**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.