



**Spring's Business Park, Block E, Edburton, W Sussex, BN5 9LN
Class E Versatile Commercial Building With Parking**

Springs Business Park (Class E)

Block E Retail, Edburton, Henfield, BN5 9LN

Class E Retail / Leisure

TO LET

1,257 sq ft

(116.78 sq m)

- Attractive rural location within the South Downs National Park, with easy access to Brighton and Hove, Shoreham and Worthing
- Approximately 1,257 sq ft across the ground floor with further space available on site if required
- Established Class E use
- Would suit a variety of uses
- Available for immediate occupation

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Summary

Available Size	1,257 sq ft
Rent	£20,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A self-contained detached building available To Let with immediate occupation. The property comprises 4 good sized rooms and benefits from having its own WC's and front forecourt.

The site has an established Class E use as was formerly used as a salmon smoking, distribution, and retail business. The property would suit a variety of commercial uses, subject to gaining the Landlords prior written consent and planning approval if required. The business park is now under new ownership, therefore various site updates will be on-going over the next few years.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Room 1	696	64.66
Room 2	161	14.96
Room 3	180	16.72
Room 4	220	20.44
Total	1,257	116.78

Location

Spring's Business Park is located in the historic village of Edburton, approximately 6.5 miles northwest of Brighton city centre and 3 miles to the South of Henfield. The business park sits within the picturesque South Downs National Park.

Tenure

The property is available by way of a new Full Repairing & Insuring lease for a term to be negotiated and agreed.

VAT

Please note that the quoting terms may be subject to VAT.

Business Rates

To be re-rated once the new tenant takes occupation.



Viewing & Further Information



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