

**TO LET**

**INDUSTRIAL UNIT (8,826 SQ FT / 819.96 SQ M)  
AND LARGE YARD (18,000 SQ FT / 1672.25 SQ M)**

Birchfield Nursery, Kidders Lane, Henfield, BN5 9AB



## Summary

<b>Available Size</b>	8,826 to 26,826 sq ft
<b>Rent</b>	£115,000 per annum exclusive.
<b>Business Rates</b>	To be re-assessed after construction.
<b>VAT</b>	Upon Enquiry
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Location

Birchfield Nursery is located on London Road within Henfield. London Road occupies a convenient position on the outskirts of the desirable village of Henfield, offering direct access to the A281 linking north towards Horsham and south to Brighton, both of which provide extensive mainline transport connections.

London Road retains a semi-rural feel with the surrounding countryside and nearby South Downs National Park as well as providing a good range of amenities within the affluent village of Henfield.

## Description

Currently the site of a former plant nursery, the proposed unit is under construction and will provide an attractive, modern portal framed structure. The property has the sole use of a large yard area to the front, perfect for external storage, parking or circulation space for lorries.

A three phase power supply will be run to the property which will also benefit from:

- Anti Climb fencing surrounding the site area
- Vertical Timber Cladding
- Aluminium roof sheeting
- Multiple access points via electric roller shutter doors
- Power floated concrete floor

## Accommodation

The accommodation comprises the following areas:

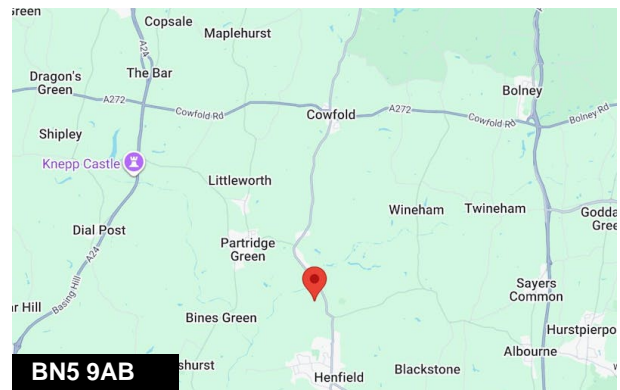
Description	sq ft	sq m
GIA of Proposed Building	8,826	819.96
Total Yard	18,000	1,672.25

## Terms

The Property is available by way of a new, full repairing and insuring lease on terms to be agreed. The proposed works are due to be completed in Quarter 4 2026.

## Legal Costs

Each party to be responsible for their own Legal Costs.



## Viewing & Further Information



**Alexander Mullett**

01444 443400

am@crickmay.co.uk



**Phoebe Taylor**

01444 443400

pt@crickmay.co.uk

More details @ [crickmay.co.uk](http://crickmay.co.uk)



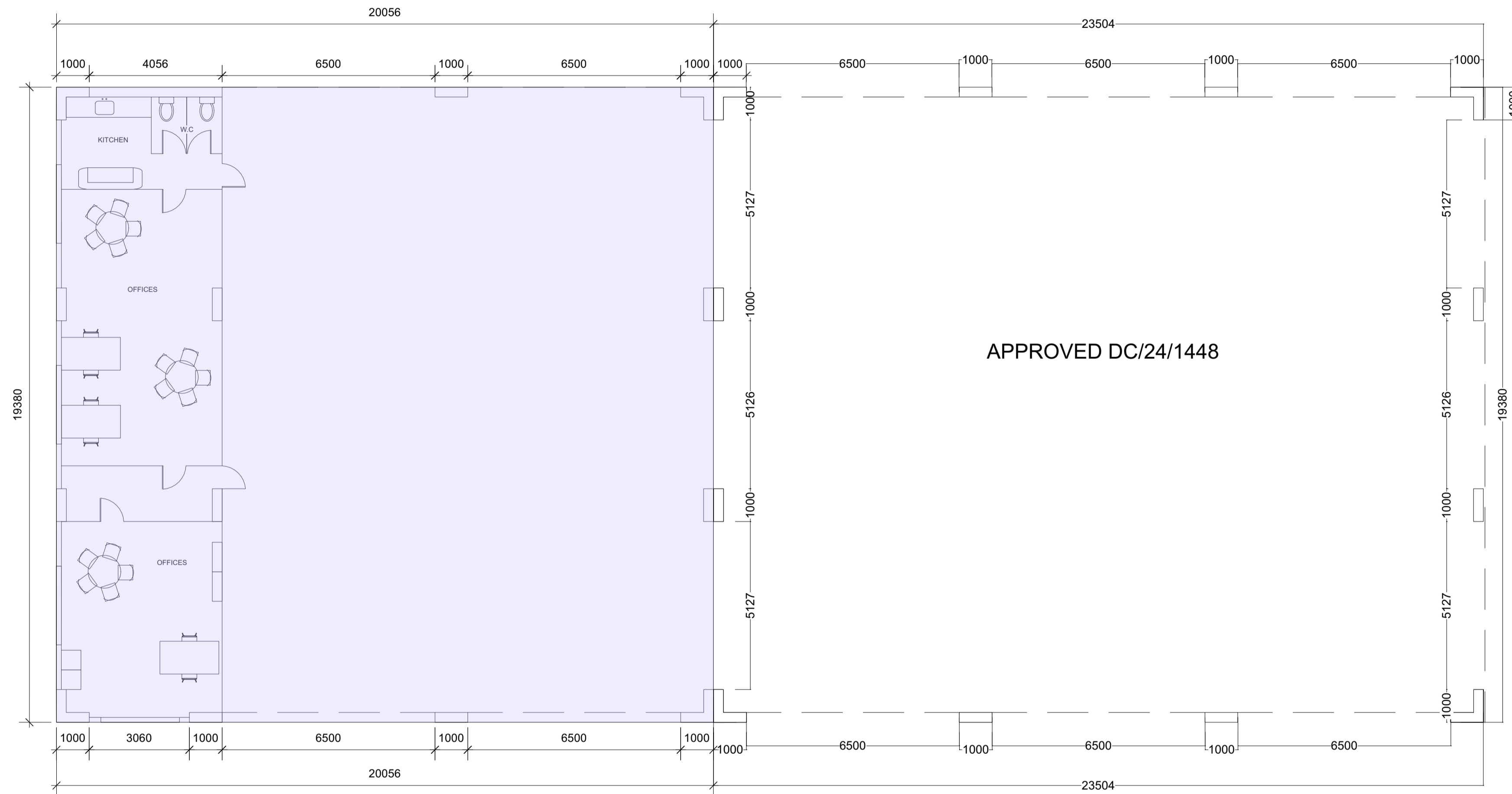
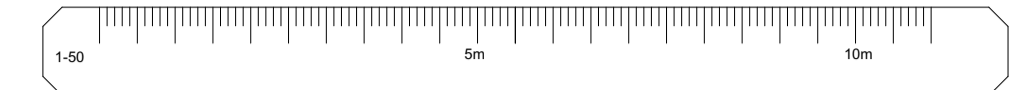
**Crickmay Chartered Surveyors**

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

T: 01444 443400 | [crickmay.co.uk](http://crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





Floor Plan



MULTI AWARD WINNING DESIGN

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Birchfield Nursery  
Kidders Lane  
Henfield  
West Sussex  
BN5 9AB

Scale 1-100  
unless otherwise stated

Paper Size: A1

