



**WATERMEAD, COWFOLD, HORSHAM, RH13 8DT**

**INDUSTRIAL / WAREHOUSE TO LET**

**8,062 SQ FT (748.98 SQ M)**





# Summary

## UNIT TO LET

Industrial / Workshop premises to let with yard, outbuildings and gardens

Available Size	8,062 sq ft
Rent	£75,000 per annum
Rateable Value	£36,000 (1 April 2023 to present)
Service Charge	Mains water, electric and drainage are connected but have not been tested
VAT	To be confirmed.
Legal Fees	Each party to bear their own legal costs incurred.
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

- Adjoining industrial units + yard
- New lease
- Dilapidated outbuildings &





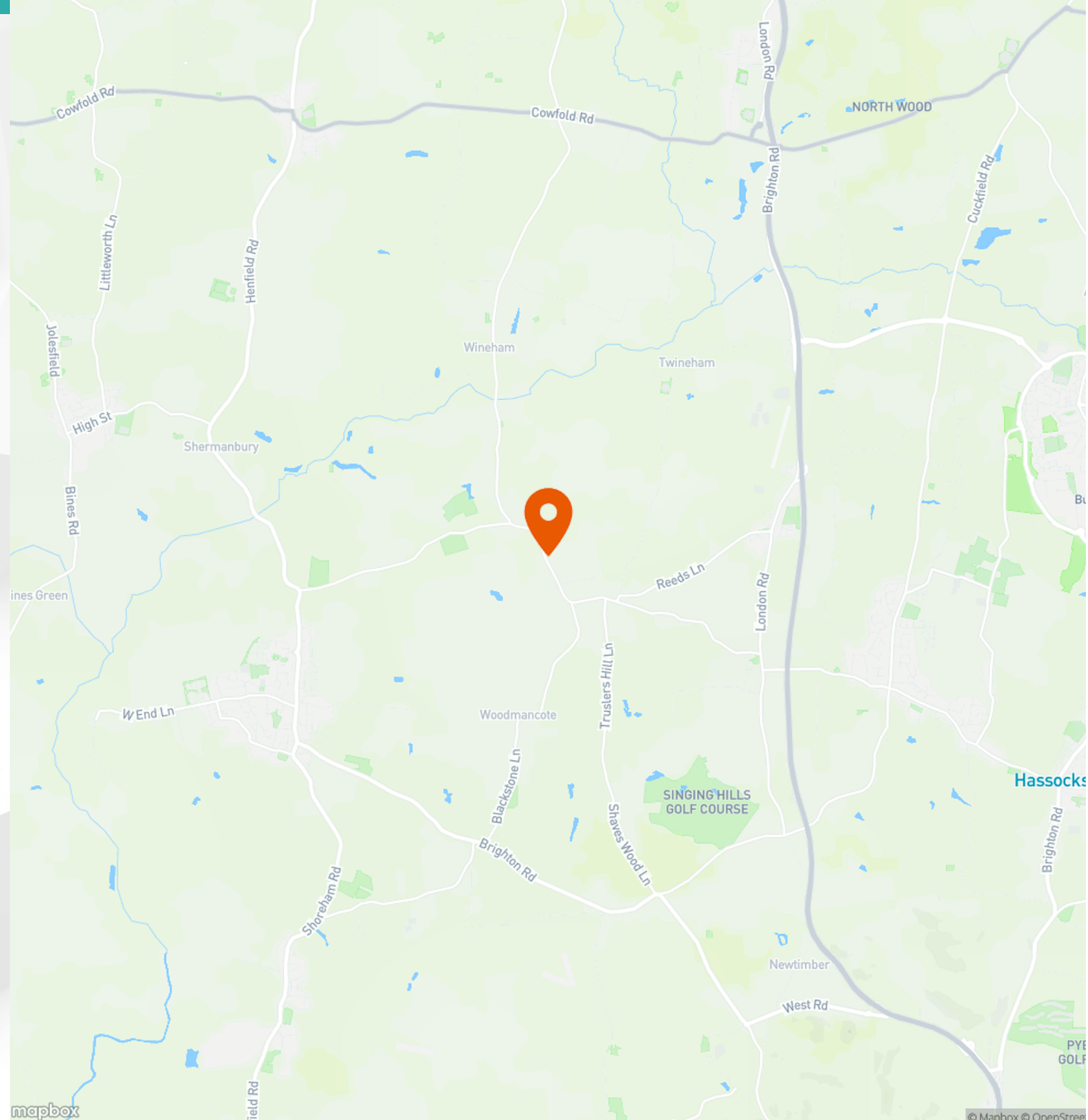
# Location



**Watermead, Henfield Road,  
Cowfold, Horsham, RH13 8DT**

The property lies immediately adjoining the southwest side of Cowfold just off the A281 in West Sussex. Horsham is 7 miles and Crawley 12 miles. Brighton is 16 miles to the south via the A23 4 miles away leading up to Gatwick and the M25.

Access to the property is via a private lane adjacent to SMG Cowfold vehicle sales and opposite Hare & Hounds public house.









# Further Details

## Description

The property comprises a series of adjoining industrial units constructed of sheet metal and concrete block elevations with profile sheeted roof. There is an adjoining timber panelled barn. Access is via large, galvanised steel sliding doors.

There is a good open yard to the front providing car parking and outside storage, with dilapidated sheds/outbuildings in the corner. To the rear is an open grass area, small wooded area to the north and a pond. The site is fenced and there is a gated front entrance with security barrier.

The whole site extends to approx. 1.42 acres (0.81 hectares).

- Substantial industrial premises situated on a total site of approx. 1.42 acres
- 8,060 sq ft internal buildings plus further outbuildings, yard and garden areas
- To Let on new lease terms
- Suit variety of commercial uses, subject to any necessary consents
- Vacant Possession
- Located close to both residential and commercial property
- Close to A24 (Cowfold Junction) and A23 (Bolney Junction)
- Village location south of Horsham

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Main Industrial Area	6,996	649.95
Ground - Timber Barn	1,066	99.03
<b>Total</b>	<b>8,062</b>	<b>748.98</b>







## Enquiries & Viewings



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