



## Unit 1-3 & 5 Oakhurst Farm

Horam, Heathfield, TN21 0LJ

### Attractive Rural Office Premises with Ample Parking

**501 to 1,140 sq ft**  
(46.54 to 105.91 sq m)

- Rural courtyard setting on the outskirts of Horam
- Detached barn-style office building
- 1,141 sq ft (105.91 sq m) overall
- Available as a whole or split into two suites
- High-quality specification throughout
- Flexible terms available

# Unit 1-3 & 5 Oakhurst Farm, Horam, Heathfield, TN21 0LJ

## Summary

<b>Available Size</b>	501 to 1,140 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rateable Value</b>	£13,250 Current rateable value (1 April 2026 to present)
<b>Car Parking</b>	Ample parking at the rear of the plot
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C

## Description

Oldfield Smith are pleased to launch to market a standalone single storey L-shaped barn style office and has been finished to a high standard throughout.

Internally, the premises benefit from three WC facilities, including a disabled-access WC, two shower rooms and a kitchen (could be a 2nd kitchenette built). The building extends to approximately 1,141 sq ft (105.91 sq m) and may be available as a whole or, subject to agreement, split into two self-contained suites.

Externally, there is ample parking located to the rear of the property together with a pleasant courtyard environment, offering occupiers an attractive rural working setting.

Rent:  
Whole building - £15,000pa

Alternatively, the property may be available in two suites.

Suite 1 - £9,000pa  
Suite 2 - £7,750pa

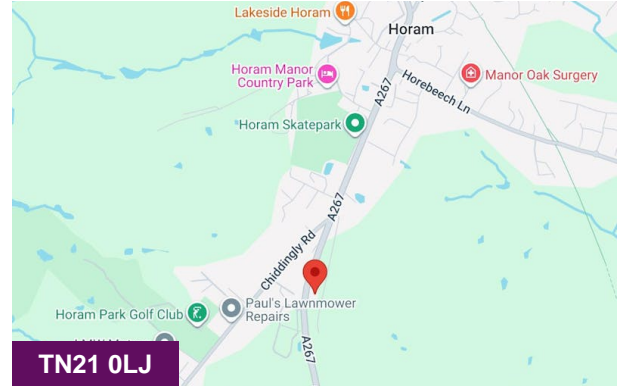
## Location

The property is situated in a rural location on the outskirts of Horam, a popular East Sussex village positioned between Heathfield and Hailsham.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Suite 1	639	59.37
Suite 2	501	46.54
<b>Total</b>	<b>1,140</b>	<b>105.91</b>



## Viewing & Further Information



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