

FOR SALE

**FREEHOLD FOR SALE
BLOCK OF 4 BUSINESS UNITS
TOTAL: 1,473.62 SQ M (15,862 SQ FT)**

Units F1-F4 Star Road, Partridge Green, RH13 8RA



Summary

Available Size	15,862 sq ft
Price	Offers in the region of £2,100,000
Business Rates	To be advised
EPC Rating	D (81)

Location

The building is situated on the popular Star Road Industrial Estate on the outskirts of Partridge Green. Star Road is accessed from the B2135 that in turn connects with the A283. Horsham is approximately 9 miles to the north, and the villages of Steyning and Henfield are approximately 3 and 6 miles south respectively.

Description

The block comprises 4 terraced units principally laid out as warehouse accommodation, with unit 1 having been converted to provide well specified offices. The buildings are set within a secured gated yard (shared with adjacent units). The four units have the benefit of approximately 45 car parking spaces.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Unit F1	3,962	368.08
Unit F2	3,800	353.03
Unit F3	4,200	390.19
Unit F4	3,900	362.32
Total	15,862	1,473.62

Tenure

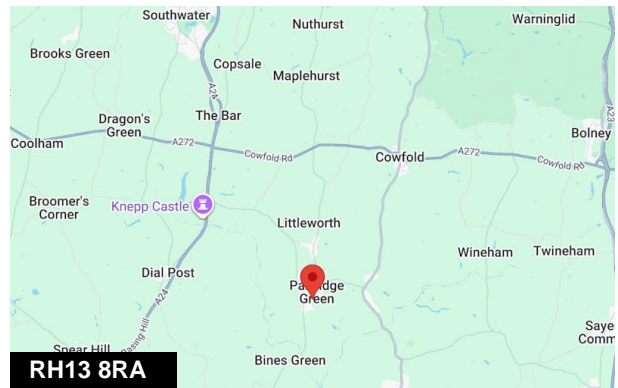
The freehold interest of all units are available. F1 and F4 can be sold with the benefit of vacant possession. F2 and F3 are to be sold subject to the existing tenancy due to expire in March 2027 and producing a combined rental income of £64,000 per annum. Further details are available upon request.

VAT

VAT is available on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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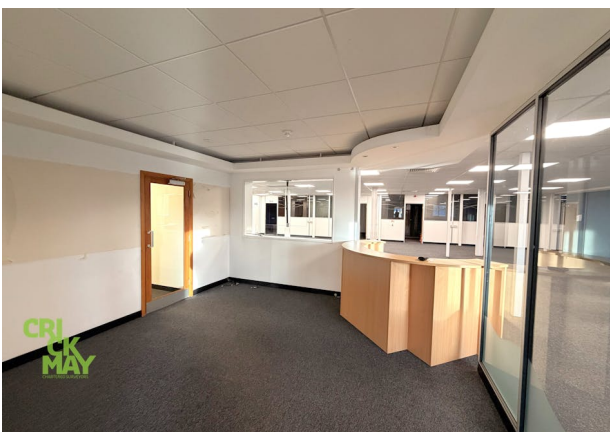


Crickmay Chartered Surveyors

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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.





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Viscount House
Star Industrial Estate
Star Road
Partridge Green
West Sussex
RH13 8RA

