FOR SALE

FREEHOLD FOR SALE
END OF TERRACE WAREHOUSE
362.32 SQ M (3,900 SQ FT)

Unit F4 Star Road, Partridge Green, RH13 8RA

T: 01403 264259 | **crickmay.co.uk**

Summary

Available Size	3,900 sq ft
Price	Offers in the region of £485,000
Business Rates	Rateable Value from April 2026 of £28,000 with a UBR of 43.2 p in £
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

Accommodation comprises an end of terrace warehouse with a steel portal frame.

N.B. The freehold interest of adjacent units within the block are also available by way of separate negotiation. Further details are available upon request.

Specification

- Solid Concrete Floor
- LED spot lights
- Roller shutter door
- 3 phase electricity
- Kitchen
- Male and female WC's
- 2 car parking spaces to front together with rear yard capable of parking 4-5 cars
- Within secure gated yard, shared with adjacent units

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	3,900	362.32

Tenure

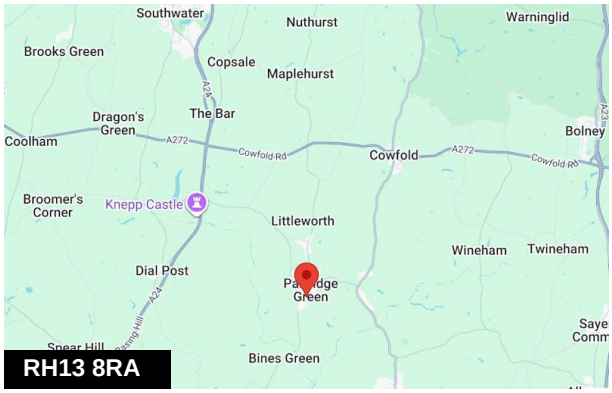
The premises are available by way of a sale of the freehold interest with the benefit of vacant possession.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk

Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

Ralph Bernascone (Joint Agent)
07717 576337
salesandlettings@whiteover.co.uk

More details @ 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.

Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | **crickmay.co.uk**

Regulated by RICS

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