

TO LET

**STORAGE UNITS
CURRENTLY BEING REFURBISHED TO PROVIDE
FROM 42.36- 774.44 SQ M (456 - 8,336 SQ FT)**

Broomlands Farm, Broadbridge Heath Road, Warnham,
RH12 3PA



Summary

Available Size	456 to 8,336 sq ft
Rent	Rent on application
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The accommodation is currently being refurbished to provide two principal warehouse / storage units, which can be further sub-divided if required into a maximum of 7 individual units, between the minimum and maximum sizes stated.

The accommodation is also considered suitable for alternative uses, subject to receipt of appropriate planning consents.

The storage will benefit from the following amenities:

Location

Warnham is a village located off the A24, approximately 3 miles north-west of Horsham and 13 miles south of Dorking.

Broomlands Farm is situated on the Warnham Park Estate, off Broadbridge Heath Road - an attractive rural area, which is easily accessed within 1 mile from the A24 to the east, or via the road links from both Warnham and Broadbridge Heath villages.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
From	456	42.36
To	8,336	774.44

Specification

- Wind and watertight storage
- Concrete floor
- Power supply
- Loading doors

Hours of Operation

- 08:00–18:00 Monday to Friday
- 08:00–13:00 Saturdays
- No operations on Sundays or Bank Holidays

Lease

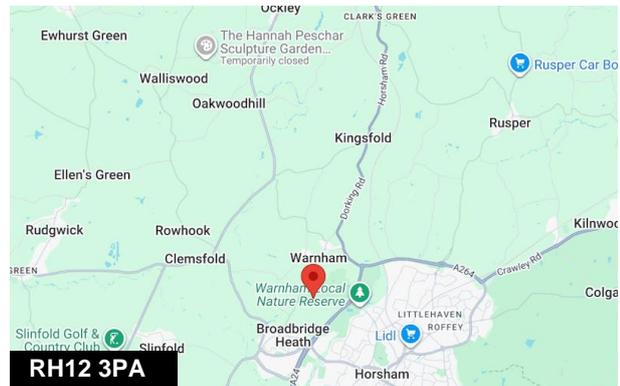
A new lease(s) are available on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Indicative sub-division plan