

**TO LET**

**RECENTLY BUILT INDUSTRIAL UNIT  
422 SQ M / 4542 SQ FT**

The Grain Store, Home Farm, Slaugham Road, Staplefield,  
RH17 6AP



Summary

|                |                             |
|----------------|-----------------------------|
| Available Size | 4,542 sq ft                 |
| Rent           | £47,500 per annum exclusive |
| EPC Rating     | Upon enquiry                |

Location

The Grain Store is situated on Slaugham Road, within a picturesque rural setting at Home Farm, an active farm estate which also accommodates a range of other commercial buildings. The unit is approximately 6km northwest of Haywards Heath, providing easy access to the village of Staplefield. The site benefits from excellent road connections, being in close proximity to both the M23 and A23 corridor, which offers convenient access to London, Gatwick Airport and the south coast.

Description

This recently built former agricultural building features a modern steel portal frame structure with concrete panelled lower sections and profile cladding to the upper parts and roof. Internally the unit benefits from a polished concrete floor, a combination of fluorescent strip lighting & spotlights and a 3-phase electricity supply which will be metered. Water is available adjacent to the building. We have measured the maximum and minimum eaves heights to be 7.2 metres and 4.85 metres respectfully. There is good access to the unit with a roller shutter door and integrated pedestrian door. Ample parking is available outside the unit and the property provides convenient access for all vehicle types. The Farm has a shared ladies and gents, modern toilet block for use of tenants.

Accommodation

The accommodation comprises the following approximate areas:

| Description                   | sq ft | sq m   |
|-------------------------------|-------|--------|
| Industrial                    | 4,542 | 421.97 |
| Parking Area/External Storage | 3,218 | 298.96 |

Terms

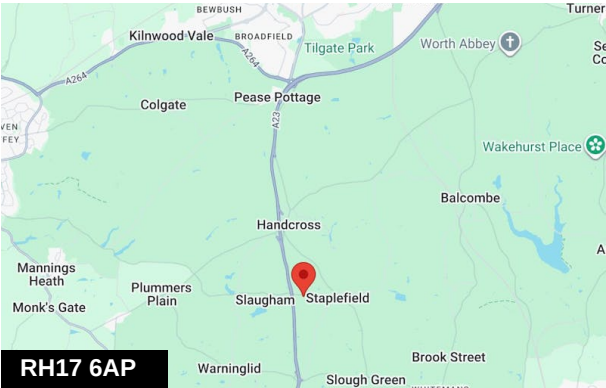
A new effective full repairing and insuring lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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