



## Unit B2a Horsted Keynes Business Park

Cinder Hill, Horsted Keynes, RH17 7BA

### Ground Floor Office/Warehouse

**800 sq ft**  
(74.32 sq m)

- Pleasant rural location
- Ample car parking
- Suitable for variety of uses
- Flexible lease terms

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## Summary

<b>Available Size</b>	800 sq ft
<b>Rent</b>	£650 per month
<b>Rates Payable</b>	£3,542.40 per annum Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or <a href="http://www.midsussex.gov.uk">www.midsussex.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£8,200
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	A service charge equating to 5% of the annual rent will be levied as a contribution towards the upkeep of the exterior, maintenance and Estate.
<b>EPC Rating</b>	Upon enquiry

## Description

The unit comprises a single storey workshop/warehouse???? and is situated on a Business Estate in a pleasant rural setting.

## Services

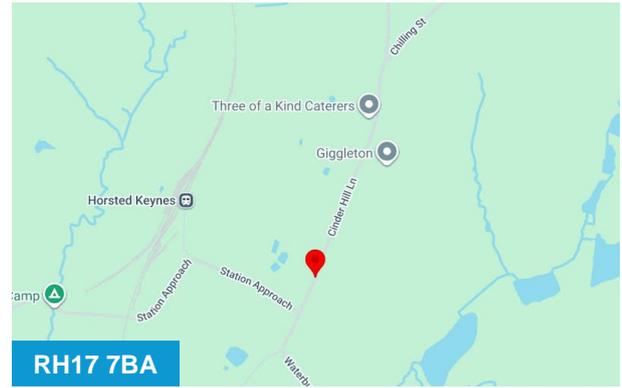
Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Location

Horsted Keynes Business Park is a 35,000 sq ft complex of buildings on a 4.5 acre campus located in an area of outstanding natural beauty just 1 mile from the centre of Horsted Keynes and its vibrant community, local shop and pubs. A 30 minute walk from HKBP via the woodland public footpath connects the Park to the village if you want some exercise!

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



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