

325 SQ FT (30.2 SQ M)
FURNISHED OFFICES WITH PARKING
TO LET ON A FULLY INCLUSIVE RENTAL BASIS

(Inclusive of broadband, utilities, cleaning, business rates, refuse, buildings insurance and site security)



RENT - £138 PER WEEK
UNITS 3 & 4 ROSIER BUSINESS PARK
BILLINGSHURST, WEST SUSSEX RH14 9DE

Henry Adams HRR Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 horsham@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Rosier Business Park is located on the A272 in rural West Sussex to the east of Billingshurst (1.2 miles). The A24 junction with links to the A23 and motorway network is located approximately 5.5 miles to the east. A location map is best viewed online through www.streetmap.co.uk by typing in the property's postcode RH14 9DE

DESCRIPTION

Furnished ground floor office premises extending to 325 sq ft (30.2 sq m). Subject to agreeing satisfactory terms, the offices can be made immediately available on a 12 month term.

TERMS

The offices are available to let upon a simple tenancy agreement for a term to be agreed. A deposit equivalent to three months' rent will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II)

RENT

£7,200 per annum, payable monthly in-advance. The rent payable is **inclusive** of broadband connectivity, all utilities, cleaning of common parts, business rates, general refuse, buildings insurance and site security.

VIEWING ARRANGEMENTS

By appointment with sole letting agents Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

CONTACT

Andrew Algar – Head of Commercial Property

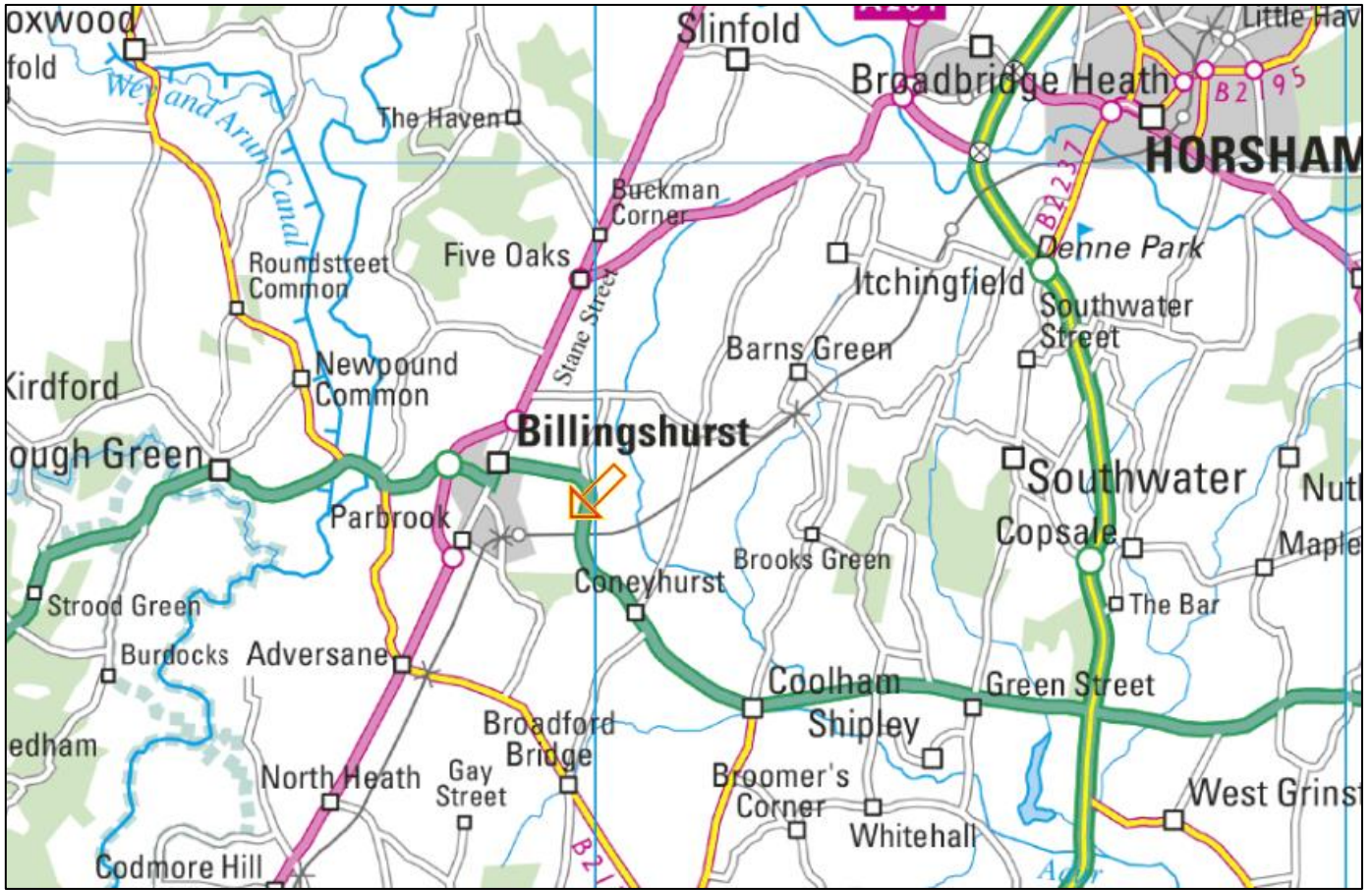
01403 282 519

07868 434 449

andrew.algar@henryadams.co.uk

Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and -aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction

LOCATION MAP - NOT TO SCALE



Energy Performance Certificate Non-Domestic Building



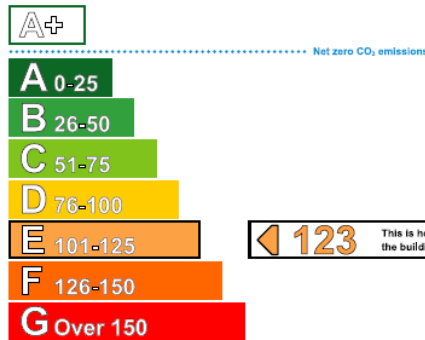
3 THE COURTYARD
Rosier Business Park
Coneyhurst Road
BILLINGSHURST
RH14 9DE

Certificate Reference Number:
9148-3033-0284-0104-3291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	52
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	98.52
Primary energy use (kWh/m ² per year):	582.74

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
81	If typical of the existing stock