

6,000 SQ FT (557.4 SQ M)
INDUSTRIAL / STORAGE UNIT TO LET



ADJACENT YARD OF 5,000 SQ FT ALSO AVAILABLE FOR RENT

**UNIT 12 RIDGE FARM
HORSHAM ROAD
ROWHOOK
NEAR HORSHAM
WEST SUSSEX
RH12 3QB**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Ridge Farm is located in rural West Sussex, being situated approximately 1 mile to the north of Rowhook Village. The A29 / A281 junction with links to Horsham town centre, the A23 and motorway network is located approximately 2 miles to the southeast. Kindly Note: there is a Ridge Farm close by in Capel, if relying upon SatNav, be sure to review before setting off, the postcode for Ridge Farm RH12 3QB. The property's exact location can be identified through "What3words" reference ///bother.mouth.model

DESCRIPTION

Formerly a dairy farm, Ridge Farm has been converted into business space, mainly comprising small workshops and storage units. The subject unit is of a concrete portal frame construction with concrete panelled walls under a pitched sheeted roof.

ACCOMMODATION

Gross Internal Area 6,000 sq ft (557.4 sq m)

PROPERTY FEATURES

- Integral office and kitchen
- Excellent natural lighting
- 4.5m eaves, rising to 6.5m (apex height)
- Connected to 3 phase power
- 2x roller shutter loading doors
- Personnel door

RENT

£42,000 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. A deposit equivalent to 2 months' rent will be required. The "Estate Lease" is written for easy reading and quick occupation. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II). There is a charge of £250 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £38,250. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £16,524. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

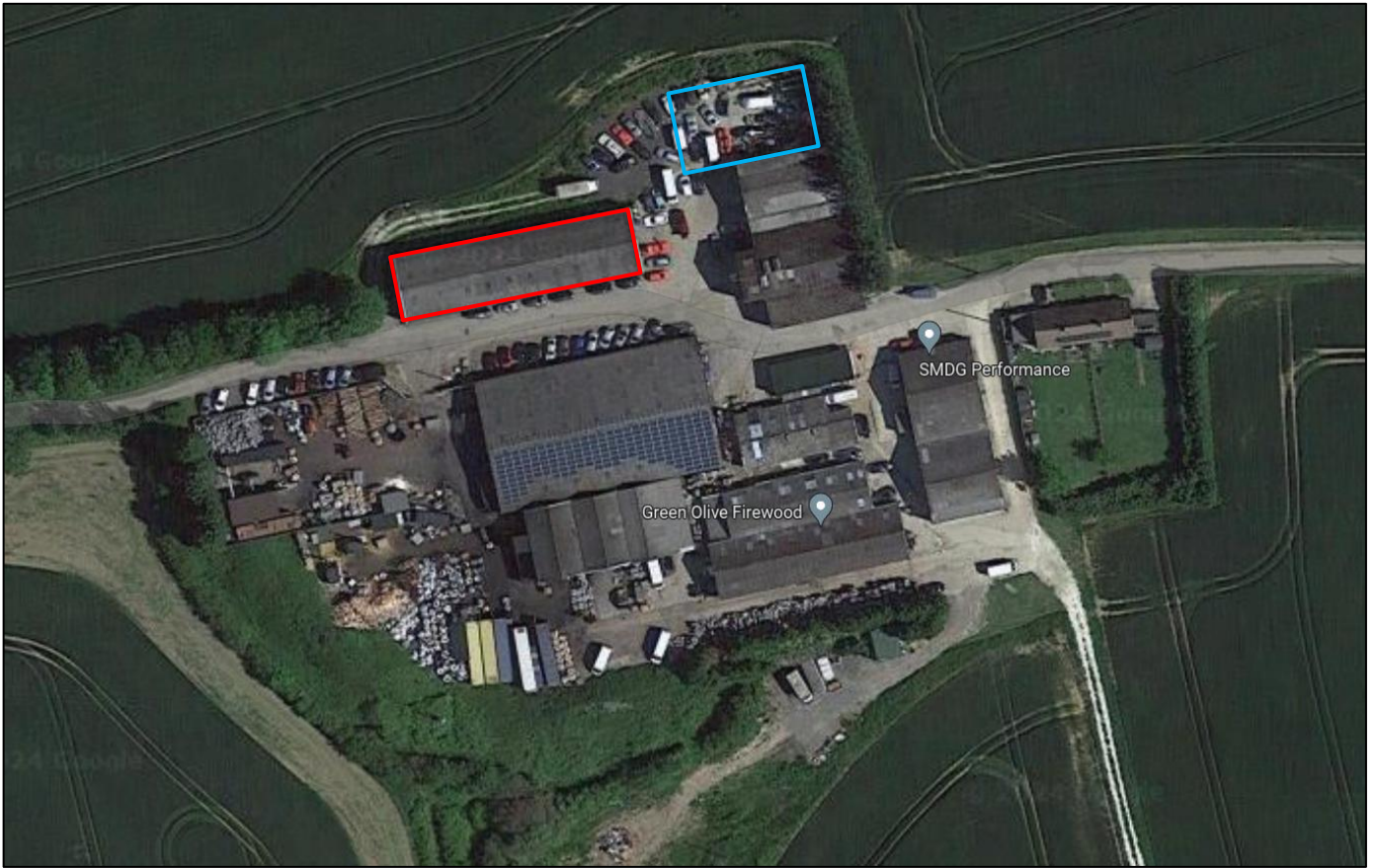
CONTACT

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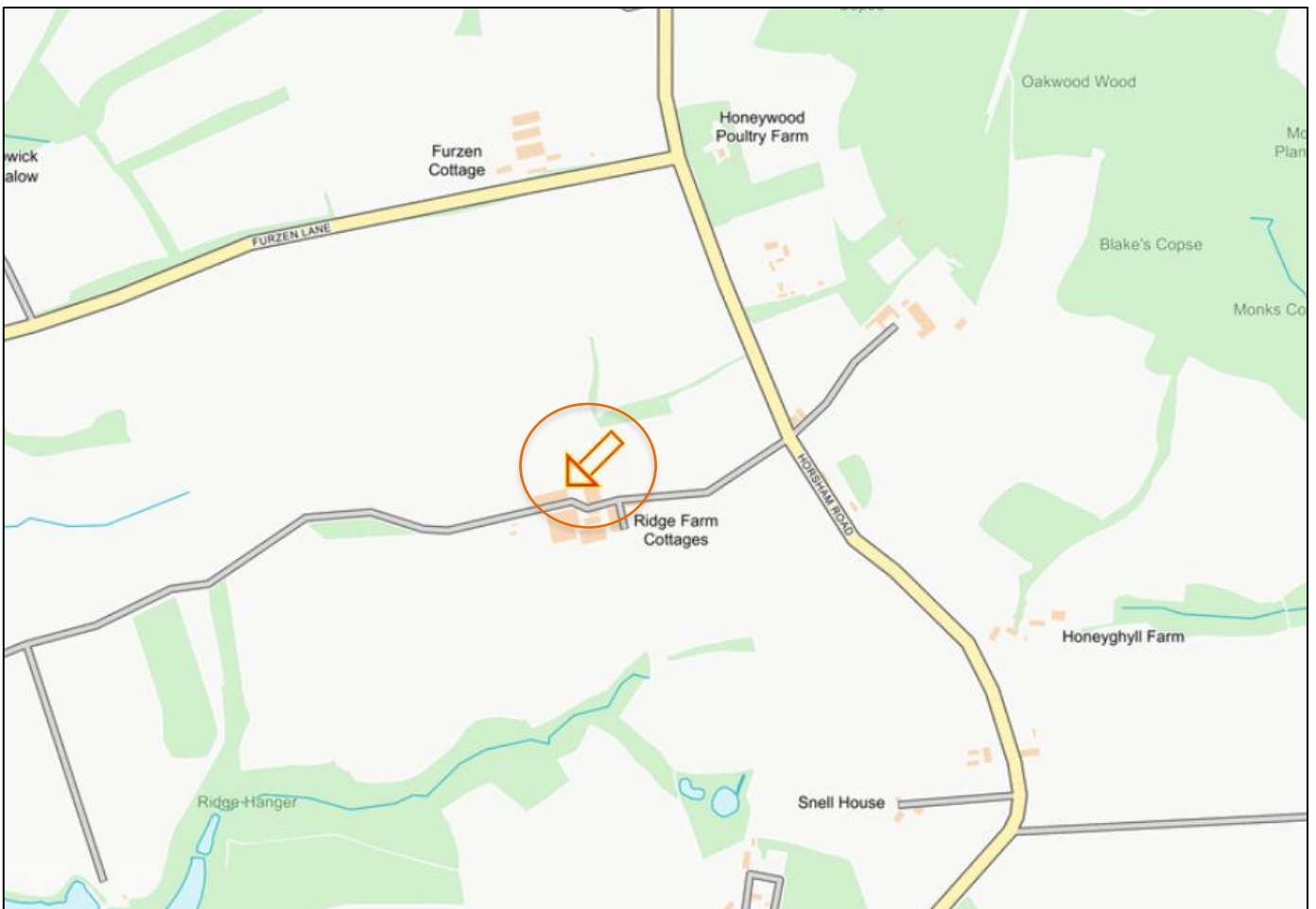




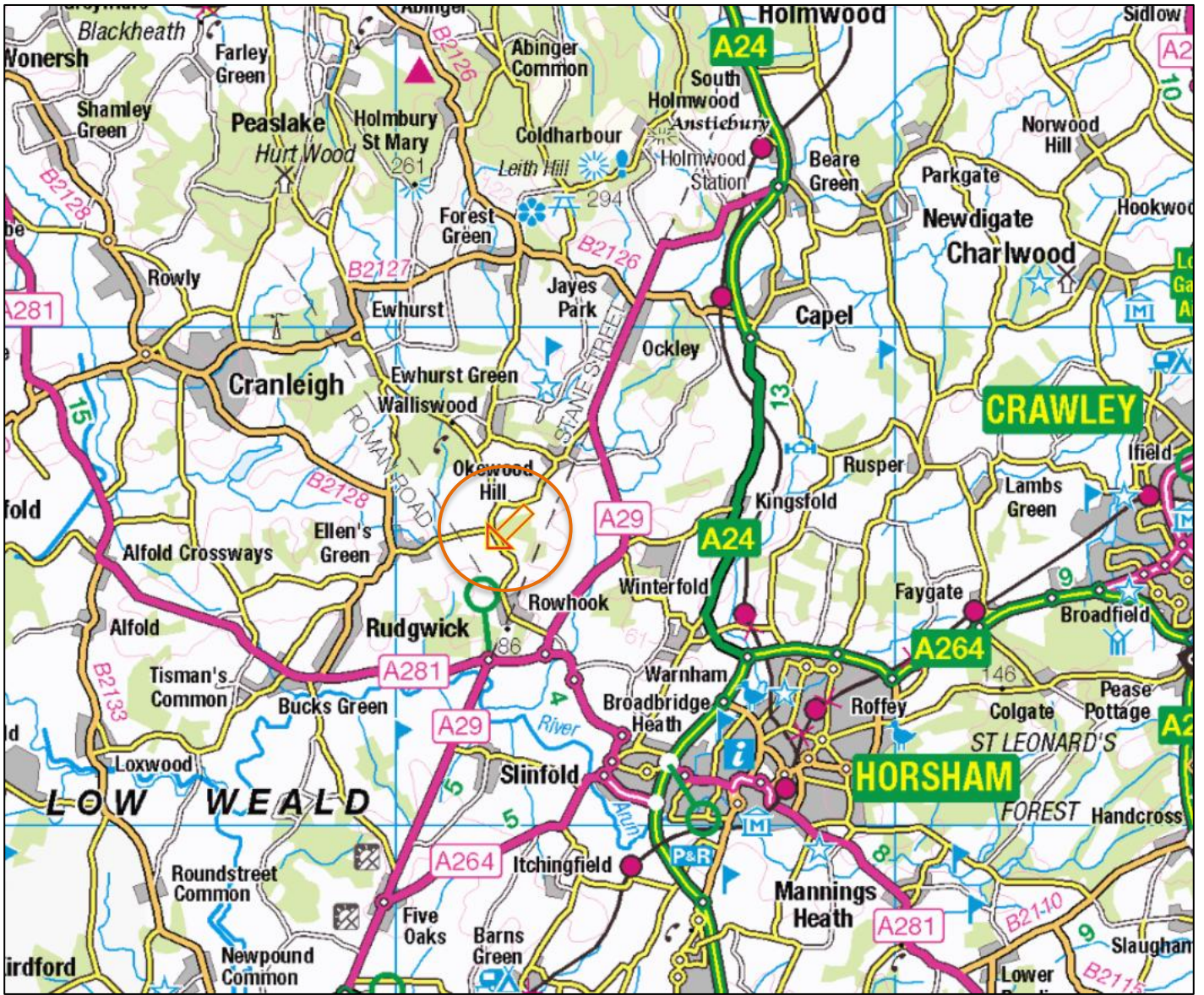
GOOGLE EARTH SATELLITE IMAGE



Subject to agreeing lease terms, the yard edged in blue above can be made available to rent in conjunction with Unit 12 for an additional rent of £12,000 per annum exclusive – further details on request.



LOCATION MAP - NOT TO SCALE



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 Commercial Ltd 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.