



Maple Farm, Marches Road, Warnham, Horsham, RH12 3SL

**NEW STORAGE UNIT TO BE CONSTRUCTED.
PLOT SIZE OF APPROX 8500 SQ FT.
4,897 SQ FT (454.93 SQ M)**

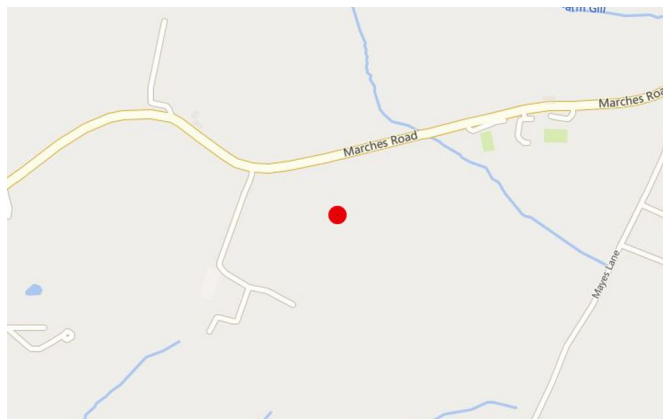


MAPLE FARM, MARCHES ROAD, WARNHAM, HORSHAM, RH12 3SL

Location

The property is situated on Marches Road in the rural village of Warnham, approximately 2.5 miles north-west of Horsham, which provides a comprehensive range of amenities and mainline rail services. The site is well positioned for access to Crawley (approximately 8 miles to the north) and London Gatwick Airport (approximately 10 miles), making it particularly suitable for occupiers requiring good regional and national connectivity.

The surrounding area is predominantly rural, providing a quiet working environment, whilst remaining within convenient reach of Horsham and the wider road network, including access towards the A24 and A264, providing direct links to the M23 and M25 motorway network and the wider South East.



Description

A detached single-storey storage building of steel portal frame construction, with profile metal clad elevations and pitched roof will be built on the site towards the end of 2026. The site benefits from water and electric supply, with own meters. The floor will be hard standing and there will be pipework for a toilet/welfare unit.

Access is taken directly from Marches Road via a secure gated entrance to Maple Farm. The site offers a self-contained and secure commercial yard and unit ideal for contractors, trade occupiers and small businesses. The rural setting offers a practical and discreet working environment, whilst remaining conveniently located for access to Horsham and surrounding areas.

The site is enclosed by mature trees and hedgerow boundaries, offering a good degree of screening and privacy. The surrounding land is agricultural, creating a quiet and private working environment.

Accommodation

We understand the yard has the following gross internal floor area:

	Sq Ft	Sq M
New Storage Unit	4,897	454.93
TOTAL	4,897	454.93

Terms

Available to let on a new lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

Rent

Offers invited in the order of £40,000 per annum.

Planning

We understand that the site benefits from a Class B8 (Storage or Distribution) and Class E(g) iii Light Industrial uses as defined in the Town and Country Planning (Use Classes) Order 1987.

Operating Hours: 7am to 6pm Monday to Friday, 10am to 5pm Saturdays.

Service Charge

A service charge will be applicable towards the upkeep and maintenance of the common parts, including the electric gates. Further details are available on request.

VAT

VAT will NOT be chargeable on the terms quoted.

EPC Rating

We understand the building is intended for storage use only and is not provided with fixed heating or comfort cooling. On that basis, the landlord considers that an EPC may not be required due to the low-energy nature of the accommodation. Interested parties should make their own enquiries and the position should be confirmed with an accredited Non-Domestic Energy Assessor.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

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