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**1,724 SQ FT (160 SQ M)**  
**AGRICULTURAL STORAGE UNIT TO LET**

**\*GOOD ROAD LINKS TO THE A264, A23 & M23\***



**AVAILABLE FOR RENT UNDER A SIMPLE TENANCY AGREEMENT**

**UNIT 9 OAKLAND PARK FARM, PARTRIDGE LANE**  
**NEWDIGATE, SURREY RH5 5BU**

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

## **LOCATION**

Oakland Park Farm is situated off Partridge Lane to the southeast of Newdigate Village. The location affords good access to the A264 (south), providing fast access to the A24, A23 and M23. Horsham (7 miles) and Crawley (6 miles) being located to the south and east respectively. A location plan is best viewed online through Google Maps by typing in the property's postcode RH5 5BU

## **DESCRIPTION**

The unit forms part of a courtyard farm complex comprising low cost workshops, storage units and agricultural barns. The unit benefits from a steel roller shutter loading door measuring 3.3m (w) x 4.1m (h), mains power supply (single phase), LED lighting and concrete floor. Oakland Park Farm is a working cattle/sheep farm.

## **ACCOMMODATION**

Gross Internal Area	1,724 sq ft (160 sq m)
Eaves height	3.4 m
Apex height	4.3 m

## **TERMS**

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

## **RENT**

£13,200 per annum exclusive, payable monthly in-advance by Standing Order.

## **TENANCY AGREEMENT FEE**

There is a charge of £195 payable to the Landlord to cover the administrative costs of preparing and completing the tenancy agreement.

## **BUSINESS RATES (2019/2020 FINANCIAL YEAR)**

Details upon application

## **VIEWING ARRANGEMENTS**

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

## **CONTACT**

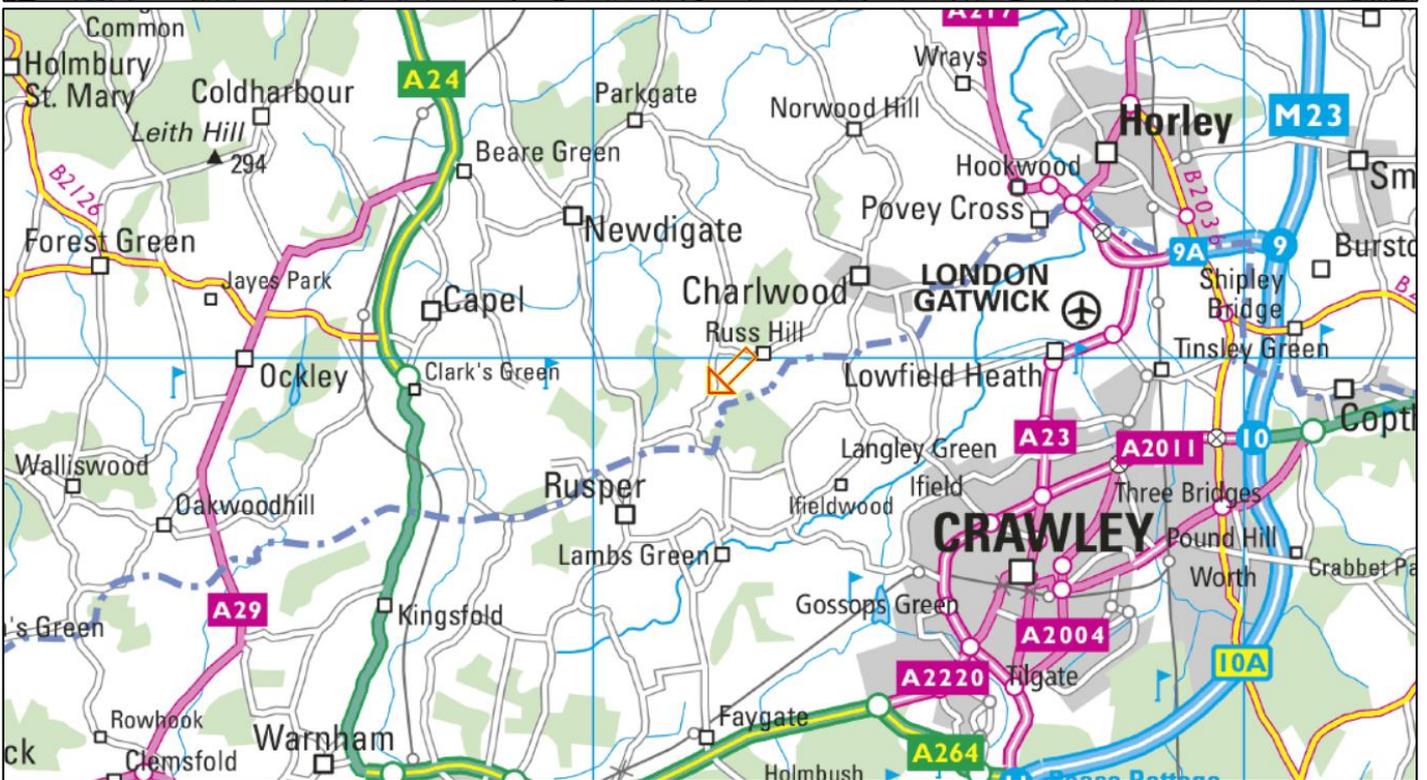
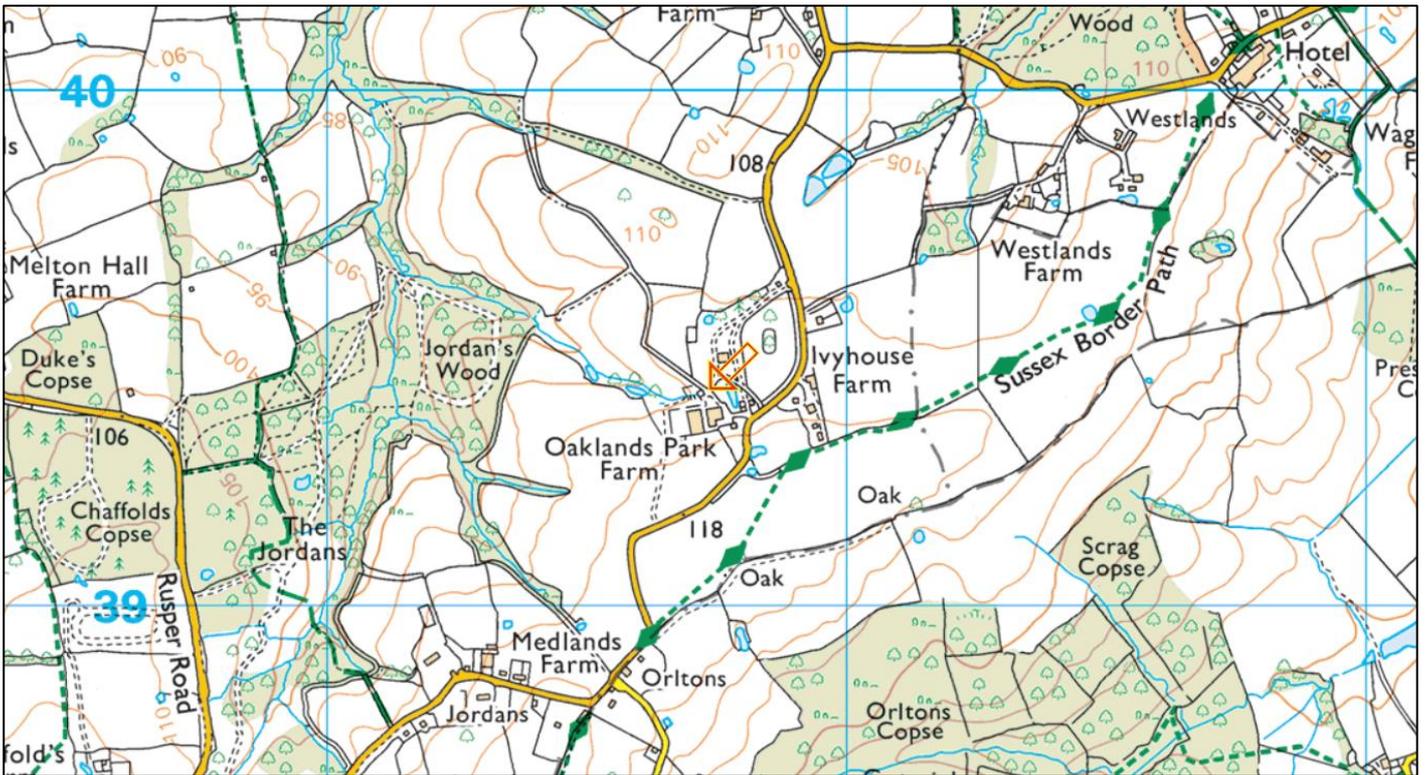
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## LOCATION MAPS – NOT TO SCALE



## ENERGY PERFORMANCE CERTIFICATE

The property is exempt under the current agricultural status.

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

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