



**PHASE 1, OFFICES 2A & 2B at FURLONG FARM, RUSPER ROAD, IFIELD, CRAWLEY, RH11 0JZ**

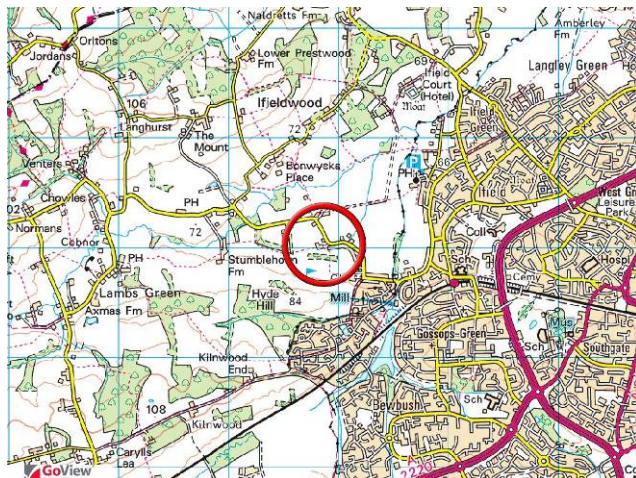
- **NEW BUILD SELF CONTAINED OFFICES WITH PARKING**
- **AVAILABLE TO RENT ON A NEW LEASES**
- **FROM 324 SQ FT (30.10 m<sup>2</sup>) to 653 SQ FT (60.66 m<sup>2</sup>)**
- **HIGH SPEED BROADBAND AVAILABLE**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is situated in an attractive rural setting but with close proximity to Crawley Town Centre and the Manor Royal Business Park. Horsham is located 8 miles to the South and Horley 7 miles to the North.

Gatwick Airport terminal and train station is located approximately 7 miles away.



## Description

These two newly constructed single storey business units (phase 1) have the following features:

- Modern steel cladding to roof and walls
- DDA compliant toilet facilities
- Modern UPVC double glazed double doors
- Flooring to be installed to suit occupier requirements
- Front forecourt parking
- New comfort cooling/air conditioning heating system

Phase 2 will involve two further business units being constructed later in 2018.

## Floor Areas

The premises have the following approximate net internal floor areas.

	Sq m	Sq ft
Office 2A	29.45 m <sup>2</sup>	329 sq ft
Office 2B	30.10 m <sup>2</sup>	324 sq ft
Total Floor Area	60.66 m <sup>2</sup>	653 Sq Ft

## Terms

A new lease is available on terms to be agreed. The rent is inclusive of the costs of buildings insurance, septic tank/waste treatment unit, repairs and decorations to structure, exterior and cleaning of the common parts of the estate, including landscaping and maintaining the car park.

The tenants have a direct responsibility to pay for electricity and business rates.

The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

## Each unit is available to rent for:

£6,000 per annum exclusive (£500.00 per calendar month).

## Rates – Small Business Rates Relief available

The business rates are to be assessed shortly. We would anticipate that the rateable value will small rates relief.

## EPC

EPC rating of D. A copy of the EPC is available upon request.

## VAT

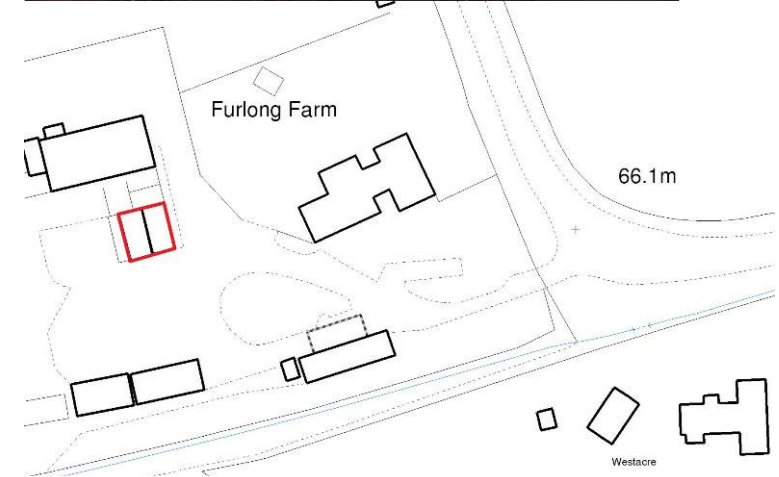
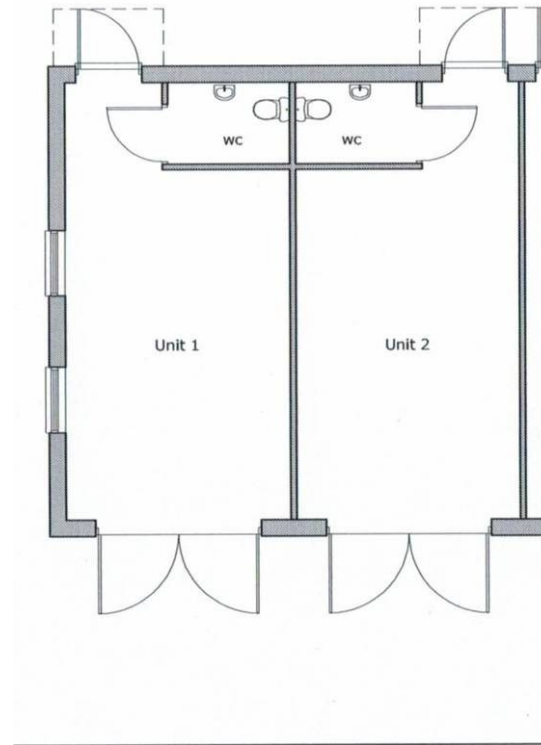
VAT is NOT chargeable on the rent

## Broadband

We understand superfast broadband is available in this area but would recommend you make your own enquiries.

## Legal Costs

The Landlord has their own standard form of lease or licence and does not engage solicitors.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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