



**THE GAME LARDER, LONDON ROAD, ARUNDEL, WEST SUSSEX, BN18 9AU**

- **SELF CONTAINED OFFICE BUILDING TO RENT**
- **EXCELLENT CAR PARKING & CLOSE PROXIMITY TO A27**
- **387 SQ FT (36 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

The offices are situated within a commercial complex just south of Arundel, with direct access from the A27. Chichester, Worthing and Horsham are all easily accessible as is the south-east motorway network and rail connections are available close by at Arundel mainline railway station.

## Description

The office comprises an attractive converted rural building that benefits from the following:

- Carpeting
- Cat 5 cabling and perimeter trunking
- 3 parking spaces
- Gas fired central heating
- Tea point and WC Facilities



## Floor Areas

We note from our clients that the offices have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground floor offices	36 m <sup>2</sup>	387 sq ft

## Terms

A new full repairing and insuring lease available on terms to be agreed.

There is a service charge for the maintenance and upkeep with further information provided upon request.

VAT is chargeable on the terms quoted.

## Rent

£4,000 per annum

## Business Rates- Small Business Rate Relief

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £5,300  
UBR (2017/2018) 46.6 p in £

100% business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

## Legal Fees

Each party to be responsible for their own legal expenses.

## EPC Rating

An EPC is not required as the building is under 50 Sq M.



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 LETTING AGENTS**

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