



**UNIT 2, BLUNTS YARD, NEWBUILDINGS PLACE, DRAGONS GREEN ROAD,  
SHIPLEY, HORSHAM, WEST SUSSEX, RH13 8GQ**

- **AWARD WINNING STABLE YARD OFFICE CONVERSION**
- **624 SQ FT (58 m<sup>2</sup>)**
- **OFFICES TO LET WITH CAR PARKING**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The office is located approximately five miles south of Horsham and two miles south west of the village of Southwater. A272 east- west route is about one mile south of the property. The usual village amenities can be found at Southwater. Gatwick Airport is approximately 17 miles distant.

## Description

The offices form part of a stable yard complex set in an attractive rural setting. The offices have the following amenities/features:

- Under floor heating
- Low energy Category II lighting
- Open plan office and separate meeting room.
- Cable ducts and IT cabling
- Double glazing
- DDA compliant
- Kitchen and male/ female WC facilities
- 5 car parking spaces
- Use of communal landscaped area
- Intruder and fire alarm systems
- Eco friendly reed bed drainage system
- High speed broadband available (on application)

The property has the following approximate net internal floor area:

Floor	Sq m	Sq ft
Ground floor	58 m <sup>2</sup>	624 sq ft

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.

## Lease

A lease will be granted for a term to be agreed, with the tenant being responsible for internal repairs and decorations. The tenant will reimburse the landlord the cost of buildings insurance and contribute to a service charge for the maintenance of the structure exterior and communal areas and alarm systems.

## Rent

£9,360 per annum exclusive of business rates.

## VAT

The landlords have not elected to charge VAT on the rent or service charges but reserve the right to do so.

## Business Rates

**Small business rates relief available.**

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

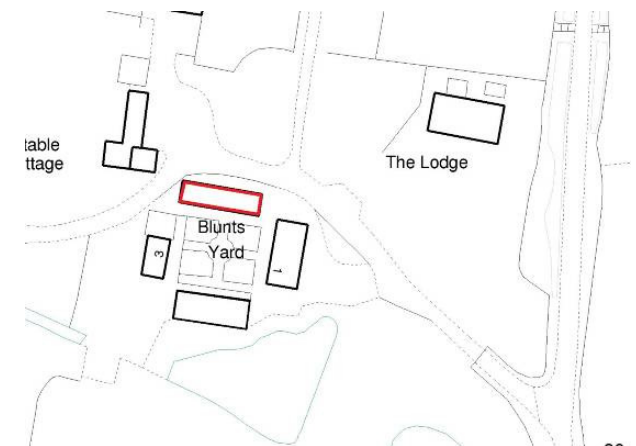
Rateable value: £6,300  
UBR (2019/2020) 49.1 p in £

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

## EPC Rating

The premises has a rating of C (60). EPC certificate available on request.

## Location Map



**STRICTLY BY APPOINTMENT WITH SOLE AGENTS**

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