



**5A FURLONG FARM, RUSPER ROAD, IFIELD, CRAWLEY, RH11 0JZ**

- **SELF CONTAINED OFFICE WITH PARKING**
- **AVAILABLE TO RENT ON A NEW LEASE**
- **260 SQ FT (24.15 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

A newly refurbished single storey business unit with the following features:

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

## Floor Areas

The premises have the following approximate net internal floor areas.

	Sq m	Sq ft
Office 5A	24.15 m <sup>2</sup>	260 sq ft

## Terms

A new lease is available on terms to be agreed. The rent is inclusive of the costs of buildings insurance, 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.

## Each unit is available to rent for:

£6,900 per annum exclusive (£575.00 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 be at a level for eligible businesses to claim small business rates relief.

## EPC

The EPC will be undertaken once the unit has been completed.

## 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 incoming 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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