



UNITS A & E, ARUNDEL COURT, PARK BOTTOM, ARUNDEL, WEST SUSSEX, BN18 0AA

- **MODERN SELF CONTAINED OFFICE BUILDING TO LET**
- **BEAUTIFUL RURAL SETTING**
- **EXCELLENT CAR PARKING & CLOSE PROXIMITY TO A27**
- **OFFICE SUITES FROM 492 SQ FT - 1,460 SQ FT**

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 units comprises ground and first floor accommodation offered in good order and benefit from the following:

- Oil fired central heating
- Open Plan offices and meeting rooms
- Kitchen facilities
- Male & Female WC's on each floor.
- Ample parking spaces

Floor Areas

We have measured the offices to have the approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground floor (GF) – open plan	52.27 m ²	563 sq ft
GF - Three rooms	32.66 m ²	351 sq ft
GF- Kitchen	4.99 m ²	54 sq ft
First Floor- Room 1	22.80 m ²	245 sq ft
First Floor- Room 2	20.07 m ²	216 sq ft
FF- Store	2.91 m ²	31 sq ft
Total floor area	135.70 m ²	1,460 sq ft

There is potential to sub divide the office to create office accommodation as small as **492 sq ft** or as large as **1,460 sq ft**.

Alternatively the office could be divided into **two offices of 693 Sq Ft and 767 Sq Ft** respectively.

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

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
jparry@colyercommercial.co.uk

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

£17,520 per annum exclusive for the whole premises.

Or

£12 per square foot exclusive depending on the space taken.

Rates

Small business rates relief available for eligible businesses. We have been informed by the Local Rating Authority that the premises are assessed as follows:

Unit A Rateable value: £13,750
Unit E Rateable value: £7,100
UBR (2019/2020) 49.1 p in £

The rateable values will need to be re-assessed due to the sub division of the offices.

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 has been ordered and will be available shortly.

