



**THE BOTHY, ADJACENT STAMMERHAM COTTAGE, CAPEL ROAD, RUSPER,
WEST SUSSEX, RH12 4PZ**

- **MODERN ENERGY EFFICIENT OFFICE BUILDING TO LET**
- **PRIVATE PARKING & SECURE FRONT GATE**
- **HIGH SPEED FIBRE BROADBAND AVAILABLE**
- **564 SQ FT (52.39 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

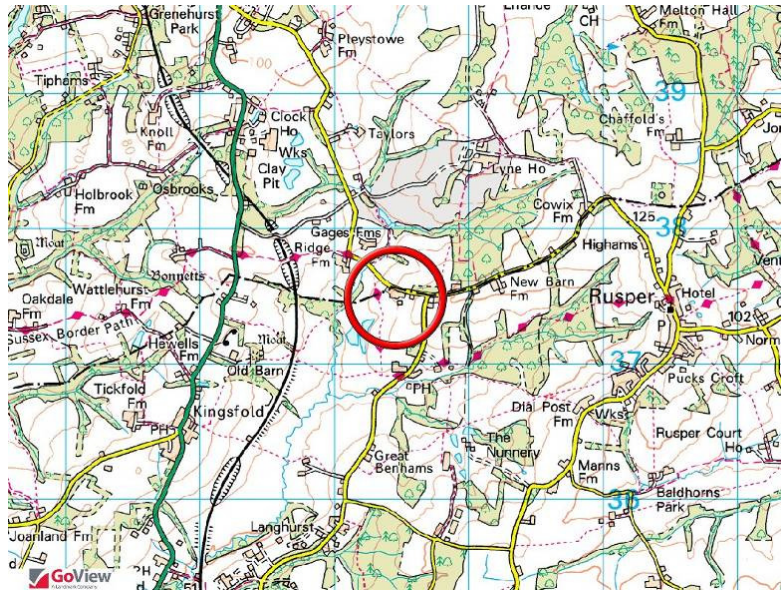
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Location

The office is located on the outskirts of Rusper and Capel, situated on the Capel Road bordering both Surrey and West Sussex.

Nearby villages are Capel, Rusper and Newdigate; with easy access to the A24 just being 1 mile away.

Larger towns such as Dorking and Horsham are both just 5 miles away. Nearest train stations are Ockley just 2.7 miles away and Holmwood which is 5.1 miles, nearest Airport is Gatwick just 13 miles.



Description

Set in a quiet, rural location, the site comprises a timber clad newly constructed ground floor office building. This self contained office building has the following features:

- UPVC double glazing
- Carpeting & Modern LED Lighting
- Toilet facilities with shower room
- Patio area
- Private parking area
- Kitchenette
- Attractive wood panelling
- New electric combi boiler heating system

Floor Area

We have measured the premise on a net internal floor area basis as follows:

	Sq m	Sq ft
Ground Floor Office	52.39 m ²	564 sq ft



Terms

The premises are available to let on a new Lease for a term to be agreed with the tenants having an internal repairing and insuring responsibility. The Lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

There is NO service charge and no maintenance charges for the upkeep of the external parts of the building.

Rent

£10,800 per annum (£900 per calendar month) inclusive of water rates.



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Broadband

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

Business Rates – Small Business Rates Relief

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

Rateable Value £6,000
UBR (2019/2020) 49.1 p in £

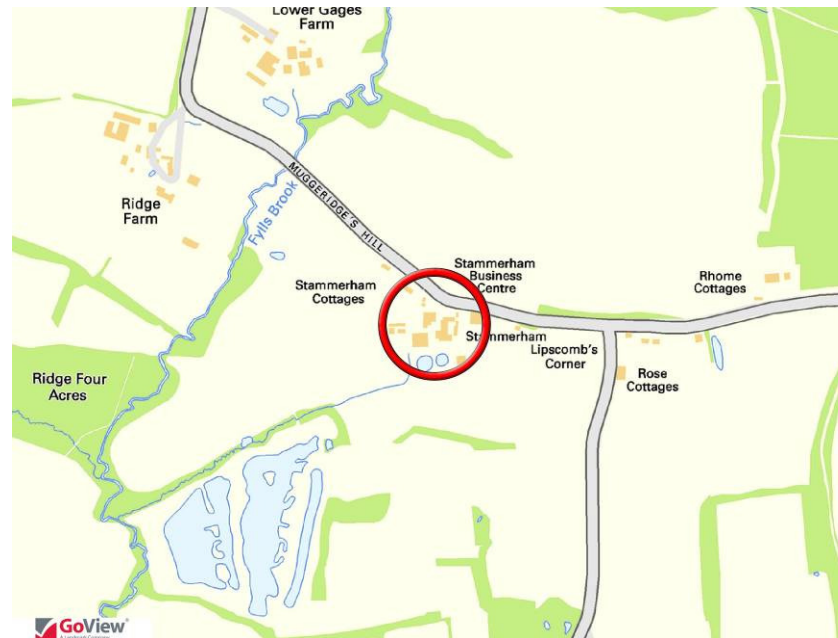
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

The property has an EPC rating of A (23) EPC available upon request.

VAT

We understand the property has not been elected for VAT.



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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