



1st FLOOR, UNIT E, ARUNDEL COURT, PARK BOTTOM, ARUNDEL, WEST SUSSEX, BN18 0AA

- **RURAL OFFICE SUITE TO LET**
- **BEAUTIFUL RURAL SETTING**
- **EXCELLENT CAR PARKING & CLOSE PROXIMITY TO A27**
- **492 SQ FT (45.70 SQ M)**

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 first floor accommodation offered in good order and benefits from the following:

- Oil fired central heating
- Kitchen facilities
- Male & Female WC's
- Ample parking spaces

Floor Areas

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

Floor	Sq m	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	45.78 m ²	492 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

£6,000 per annum exclusive.

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:

The rateable value will need to be re-assessed due to the recent 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

The property has an EPC rating of D (100)



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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