



**FLOODGATES MILL, FLOODGATES FARM, CASTLE LANE, WEST GRINSTEAD,  
WEST SUSSEX, RH13 8LH**

- **TWO STOREY OFFICE & STORAGE UNIT TO LET**
- **640 SQ FT (59.45 SQ M)**
- **ON SITE PARKING & HIGH SPEED FIBRE BROADBAND AVAILABLE**
- **IMMEDIATE ACCESS TO THE A24**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Floodgates Farm is located in West Grinstead in the heart of West Sussex directly off the A24 (Worthing Road). The market town of Horsham is located approximately 6.6 miles to immediate north and Billingshurst is 7.5 miles to the East. Local amenities close by at the Buckbarn Services include a Texaco Garage, Co Operative Supermarket and McDonalds Restaurant.



## Description

This rural property has been converted from an old water mill and has been let for many years as office and ancillary storage. It is part of the Floodgates Farm complex of offices and light industrial premises on the Knepp Castle Estate :

- Electric heating
- Attractive period features
- WC facilities (adjacent to the property)
- Car parking for two vehicles, with further spaces for visitors

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.

## Floor Areas

The property has the following approximate net internal floor area:

Floor	Sq m	Sq ft
Ground floor offices	30.16	324 Sq Ft
Lower Ground Stores	29.41	316 Sq Ft
Total Floor Area	59.45	640 Sq Ft

## Terms

The premises are available to let on an internal repairing and insuring lease for a term to be agreed at a quoting rent of £6,000 per annum.

There is no service charge.

Fibre broadband costs upon application.

## VAT

VAT is NOT chargeable on the terms quoted.



## EPC Rating

The EPC rating is G (171).

## Business Rates –Small Business Rates Relief

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

Rateable value: £4,050  
UBR (2019/2020) 49.1p in the £

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



**STRICTLY BY APPOINTMENT WITH LANDLORD'S AGENTS**

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