



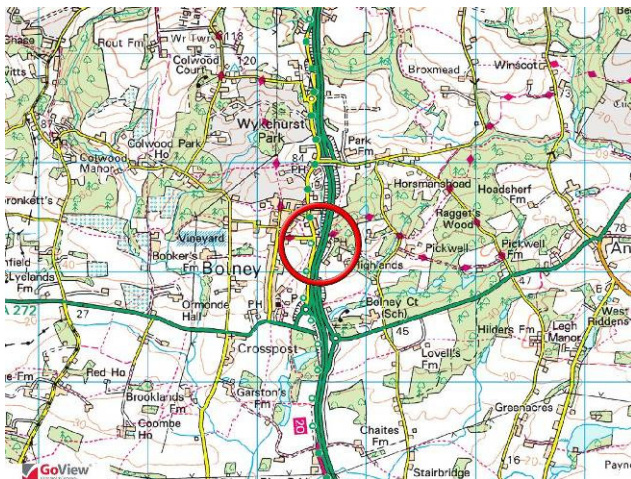
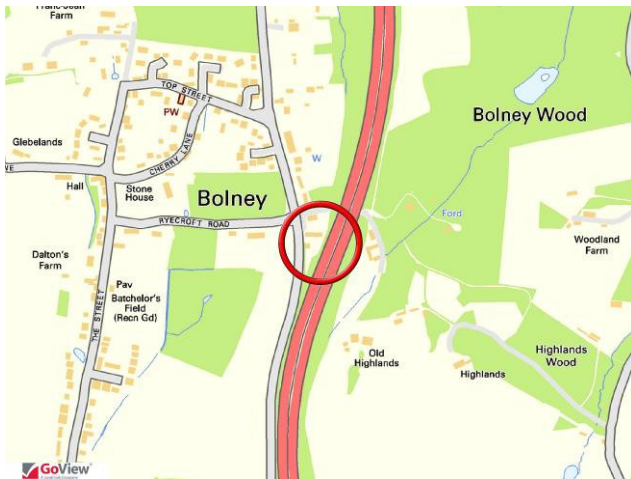
**UNIT 1, THE GRANARY, HIGHLANDS FARM, LONDON ROAD, BOLNEY, WEST SUSSEX, RH17 5PX**

- **SELF CONTAINED RURAL OFFICE TO RENT**
- **LOCATED VERY CLOSE TO M23**
- **PARKING FOR 4 CARS & FREE ON ROAD PARKING**
- **855 SQ FT (79.54 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Highlands Farm is located in the heart of rural West Sussex directly off the A23/A272, just east of Bolney Village. The commercial centres of Haywards Heath and Burgess Hill lie 5.6 and 5.7 miles to the east and south east. The entrance to Highlands Farm is situated directly off London Road, near by to the junction of Ryecroft Road.



## Description

The premises comprise a self-contained converted barn building providing office accommodation over ground floor. The property has the following amenities:

- Oil fired central heating system
- Carpeted flooring
- Meeting/board Room
- DDA compliant WC facilities
- Parking for 4 vehicles and free on road parking
- Loading doors of 2.75 m width x 2.47 m height.

## Floor Areas

The offices have been measured on a net internal floor area basis approximately as follows.

Accommodation	Sq m	Sq ft
Ground Floor Office	<b>64.80</b>	<b>697</b>
Meeting Room	<b>11.38</b>	<b>122</b>
Kitchen	<b>3.36</b>	<b>36</b>
	<b>79.54 m<sup>2</sup></b>	<b>855 Sq Ft</b>

## Rent & Terms

Asking rent of £12,750 per annum exclusive. The premises are available to let upon a new effective full repairing and insuring lease for a term to be agreed. The lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

## Service Charge

There is a service for the upkeep and maintenance of communal areas currently at £1,122.32 per annum.

## Business Rates- Small Business Rates Relief for eligible businesses

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

Rateable value:	£8,800
UBR (2020/2021)	49.1p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

### EPC

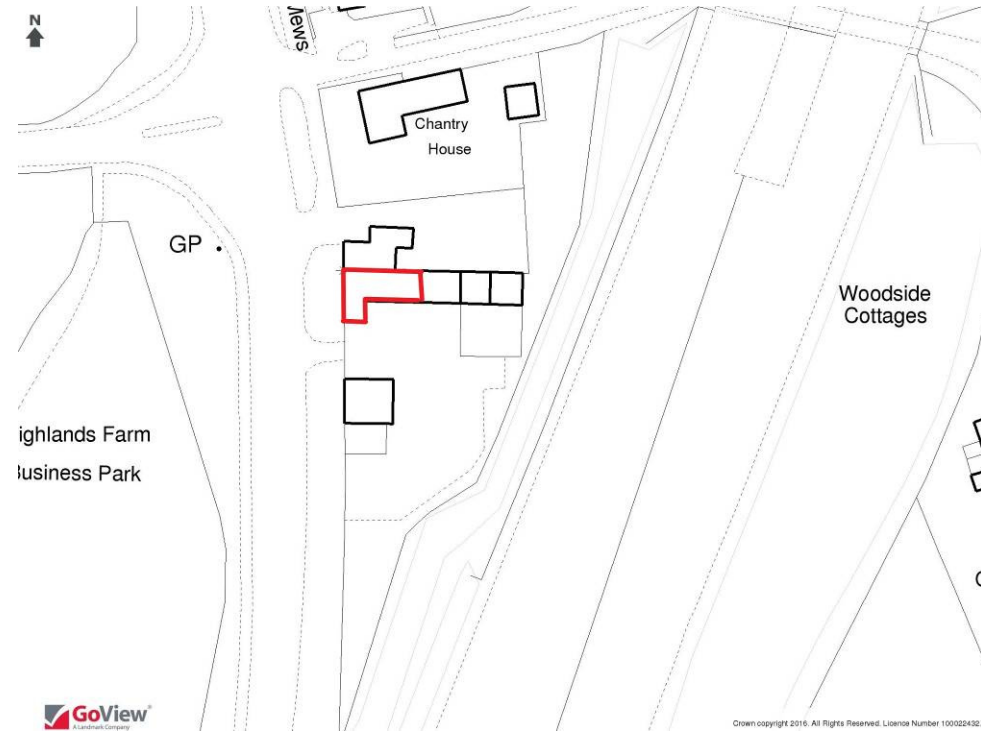
The EPC has a rating of 85 (D). Certificate available upon request.

### VAT

VAT will be chargeable on the rent.

### Legal Costs

Each party to be responsible for their own legal costs.



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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