



UNIT B1, NORTH FARM, WASHINGTON, WEST SUSSEX, RH20 4BB

- **NEW OFFICE / BUSINESS UNIT**
- **TO LET ON A NEW LEASE**
- **1400 SQ FT**

Location

The new building is situated off the A24 to the east approximately 2 miles south of the Washington roundabout with the junction of the A283 and the A24.

Description

New ground floor office or industrial unit with the following amenities:

- Four Car Spaces
- LED Lighting
- Kitchenette
- Toilet/Disabled WC/Shower
- 3 Phase Power - 69KVA
- Broadband provided by www.zoom-internet.co.uk – speed 35mg down and upload

Accommodation & Quoting rents

The unit has the following gross internal floor area:

Unit	Sq M	Sq Ft	Rent
B1	130	1400	£14,000 pa

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 LETTING AGENTS

TIM SHEPHERD
01403333921 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
jparry@colyercommercial.co.uk

Terms

New full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the fifth year. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.

Service Charge

Will be levied in respect of the upkeep and maintenance of the common parts.

Business Rates - Small business rates relief available

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

Rateable value: To be confirmed
UBR (2019/2020)

Small Business Rates Relief will apply for qualifying businesses.

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

VAT

VAT will be chargeable on the rent.

