



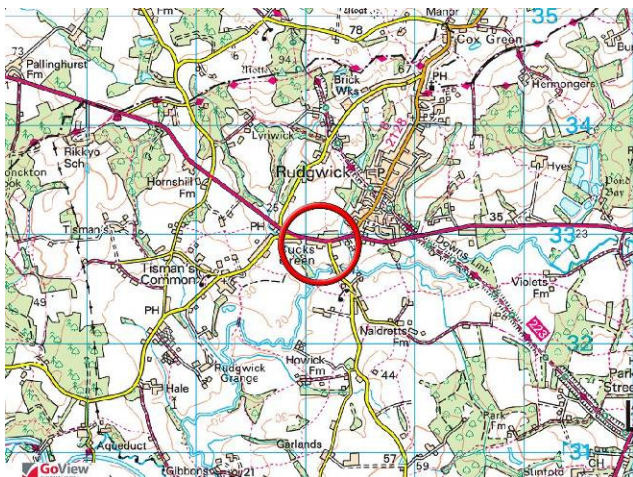
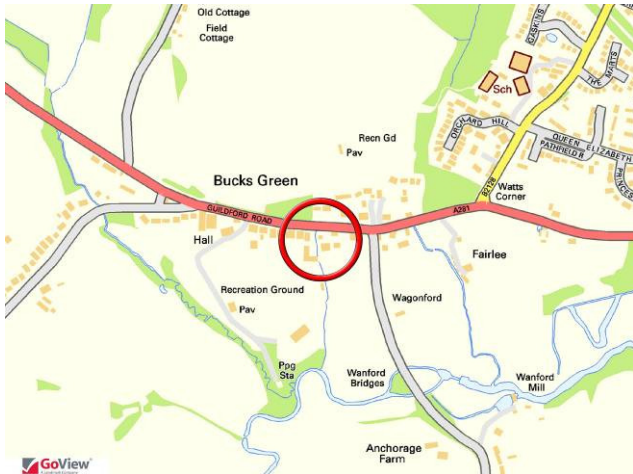
1st FLOOR OFFICES, RUDGWICK GARAGE, LOXWOOD ROAD, RUDGWICK, WEST SUSSEX, RH12 3JN

- **FIRST FLOOR OFFICE SUITE TO LET**
- **294 SQ FT (27.31 SQ M)**
- **PROMINENT MAIN ROAD LOCATION**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is located on the Loxwood Road in Rudgwick, a wealthy and attractive village being approximately 13 miles to the South of Guildford and 7 miles from Cranleigh. Horsham, with its mainline train station is less than 8 miles away providing a cosmopolitan atmosphere with plenty of shops, bars and restaurants. Gatwick is 23 miles away and Heathrow 36 miles.



Description

The first floor open plan offices benefit from the following amenities/features:

- Carpeted flooring
- Modern LED lighting
- Fitted kitchen at ground floor
- Shared use of WC
- Free parking available nearby
- Modern wall mounted electric heaters

Floor Areas

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

1 st Floor Offices	Sq m	Sq ft
Room 1	13.65	147
Room 2	13.65	147
Total floor area	27.30 m ²	294 sq ft

Terms

The premises are available to let on an internal repairing and insuring lease for a term to be agreed. The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

There is no service charge.

Rent

£4,500 per annum exclusive.

Business Rates

The business rates assessment will need to be re-assessed but it is anticipated that the rateable value will fall below the "small business rates relief threshold" for eligible businesses.

EPC

An EPC has been ordered and will be available shortly.

VAT

VAT will NOT be chargeable on the rent.



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 THE SOLE LETTING AGENTS

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