



1ST FLOOR, PENMAEN HOUSE, LONDON ROAD, ASHINGTON, WEST SUSSEX, RH20 3JR

- **DETACHED OFFICE BUILDING WITH PARKING**
- **FIRST FLOOR OFFICE SUITE TO LET**
- **96 SQ M (1,034 SQ FT)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Penmaen House is situated in the delightful village of Ashington. Ashington is located just off the A24 Horsham to Worthing road approximately 10 miles south of Horsham, 4 miles north east of Storrington and 9 miles from Pulborough.

Description

The premises comprise first floor office accommodation that's accessed from the rear of the property. The office benefits from open plan offices to the front with a board room and several cellular offices to the rear.

The office benefits from the following:

- Radiator central heating with part air conditioning.
- Double Glazing
- Male & Female WC facilities
- Kitchen
- Generous car parking at front and rear of the property.

Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
First floor offices	96 m ²	1,034 sq ft

Rent

The premises are available to rent on new internal repairing and insuring lease for a term to be agreed at a quoting rent of £15,000 per annum.

Rates

First Floor Rateable Value: £9,200
UBR (2022/2023) 49.9 p 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.

VAT

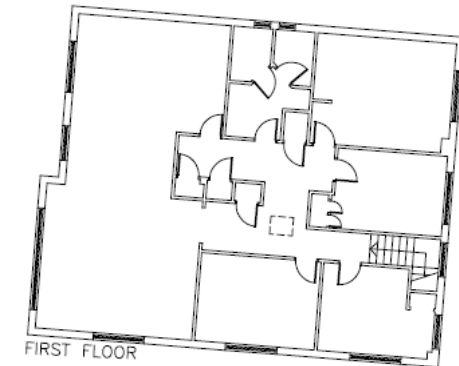
Not chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs

EPC

The 1st floor has an EPC rating of D – 78. An EPC has been ordered for the ground floor and will be available shortly.



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

TIM SHEPHERD

01403 333921 or 07921056072

tshpherd@colyercommercial.co.uk

JO PARRY

01403275275

info@colyercommercial.co.uk

