



**NAIL BARN EAST, FLOODGATES FARM, CASTLE LANE, WEST GRINSTEAD,
WEST SUSSEX, RH13 8LH**

- **SMALL RURAL OFFICE TO LET ON A NEW LEASE**
- **258 SQ FT (23.94 SQ M)**
- **ON SITE PARKING & HIGH SPEED FIBRE BROADBAND AVAILABLE**



Location

Floodgates Farm is located on the Knepp Estate in West Grinstead, directly off the A24 (Worthing Road). Horsham is located approximately 6.6 miles north and Billingshurst is 7.5 miles to the West. Local amenities close by at the Buckbarn Services include a Texaco Garage, Co Operative Supermarket and McDonalds Restaurant. The Knepp Wilding Kitchen (café / restaurant & farm shop) is one mile to the south in Dial Post.

Description

The rural property was converted a few years ago and refurbished. This office benefits from the following amenities/features:

- Fully carpeted
- Electric heating
- New modern door, windows and lighting
- Shared WC facilities (with one other small office)
- Cat 5 cabling
- Car parking
- Security Gate (locked at night)

Floor Areas

The property has the following approximate net internal floor area:

Floor	Sq m	Sq ft
Ground floor offices	23.94 m ²	258 Sq Ft

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.

Terms

The premises are available to let on a new internal repairing and insuring lease for a term to be agreed at a quoting rent of £5,676 per annum.

There is a service charge for the upkeep of the communal facilities with further details on application.

Fibre broadband costs upon application.

VAT

VAT is chargeable on the terms quoted.

Business Rates- Small Business Rates Relief.

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

Rateable value: £5,000
UBR (2023/2024) 0.49 p in the £

Small business rates relief maybe available to eligible businesses.

EPC Rating

EPC rating is E- 106.



STRICTLY BY APPOINTMENT WITH LANDLORD'S AGENTS

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