



4 PONDTAIL FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LN

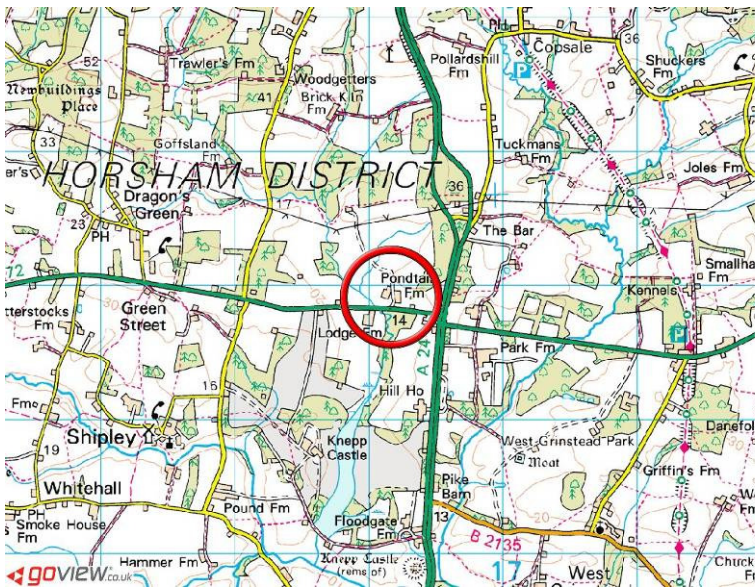
- **ATTRACTIVE RURAL OFFICE TO LET**
- **1,177 SQ FT (109.34 m²)**
- **EXCELLENT ACCESS TO A24/A29 AND WITH PARKING**
- **HIGH SPEED FIBRE BROADBAND AVAILABLE**

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Location

The entrance to Pondtail Farm is located at a distance of a few hundred metres west of the junction of the A272 Heathfield to Petersfield trunk road and the A24 London to Worthing trunk road. The location provides excellent access on to the national motorway network via the A272, A/M23 and M25. Gatwick Airport is within easy driving distance.

Location Map



Description

As part of the Pondtail Farm Development, these units were sympathetically restored and refurbished to create a scheme of high quality business units. This office benefits from the following amenities/features:

<ul style="list-style-type: none">• Carpeted & some Wooden flooring	<ul style="list-style-type: none">• High Speed fibre Broadband
<ul style="list-style-type: none">• Double glazing	<ul style="list-style-type: none">• Male and Female WC facilities
<ul style="list-style-type: none">• Kitchen Facilities	<ul style="list-style-type: none">• CAT 2 lighting
<ul style="list-style-type: none">• Ample parking	<ul style="list-style-type: none">• Security gate
<ul style="list-style-type: none">• Electric storage heating	<ul style="list-style-type: none">• Beautiful landscaped courtyard

Floor Areas

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

	Sq m	Sq ft
Office 1	41.89	451
Office 2	55.47	597
Kitchen	2.88	31
Reception/entrance	9.10	98
Total Floor Area	109.34 m ²	1,177 Sq Ft



Internal photos to be updated shortly.

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Terms

The premises are available to let on a new effectively full 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 a service charge for the upkeep of the communal facilities currently running at approximately £2 per square foot. The service charge covers external maintenance and repairs.

Rent

£23,500 per annum exclusive.

Business Rates

Rateable value: £13,000
UBR (2023/2024) 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.

Fibre Broadband

Super Fast Fibre broadband with costs upon application.

EPC

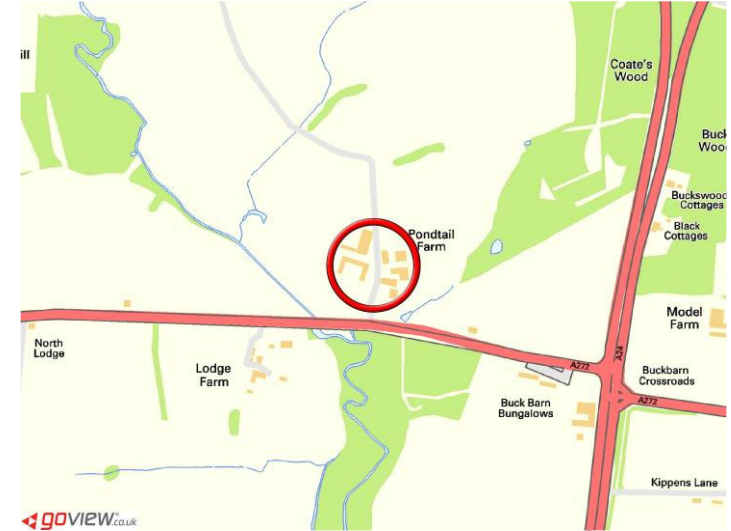
The property has an EPC rating of 102 (E).

VAT

VAT will be chargeable on the rent and service charge.

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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