



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

- **NEWLY CONVERTED RURAL OFFICE TO LET ON A NEW LEASE**
- **485 SQ FT (45 SQ M)**
- **ON SITE PARKING & SUPERFAST BROADBAND AVAILABLE**

Colyer Commercial
CONSULTANT SURVEYORS

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, Asda 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 has just been converted. This office benefits from the following amenities/features:

- Fully carpeted
- Electric Under-floor heating
- New modern doors, windows and lighting
- Shared WC facilities (with one other small office)
- Car parking – four/five spaces
- 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	45 m ²	485 Sq Ft

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 £9,680 per annum.

There is a service charge for the upkeep of the communal facilities- to be confirmed.

Super-fast broadband costs upon application.

VAT

VAT is NOT 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: TBC
UBR (2024/2025) 0.49 p in the £

Small business rates relief maybe available to eligible businesses.

EPC Rating

We understand that an EPC is not required as the property is less than 50 m².



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 LANDLORD'S AGENTS

TIM SHEPHERD

01403275275 or 07921056072

tshepherd@colyercommercial.co.uk

