



**THE YARD, GUILDFORD ROAD, BUCKS GREEN, RUDGWICK, WEST SUSSEX, RH12 3JJ**

- OFFICES & WORKSHOPS TO LET WITHIN A SECURE GATED YARD
- PARKING AVAILABLE
- LOCATED IN A SMALL BUSINESS ESTATE
- FROM 369 SQ FT - 1,092 SQ FT

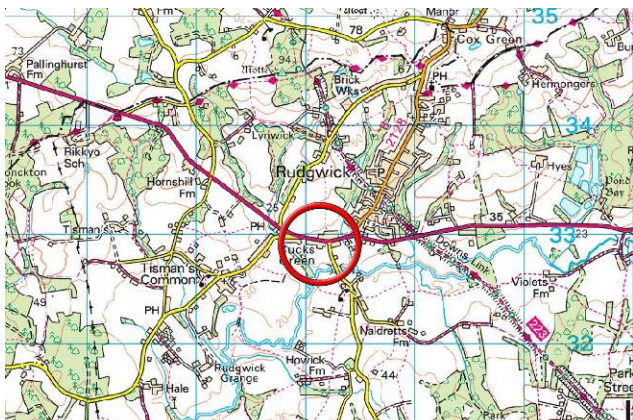
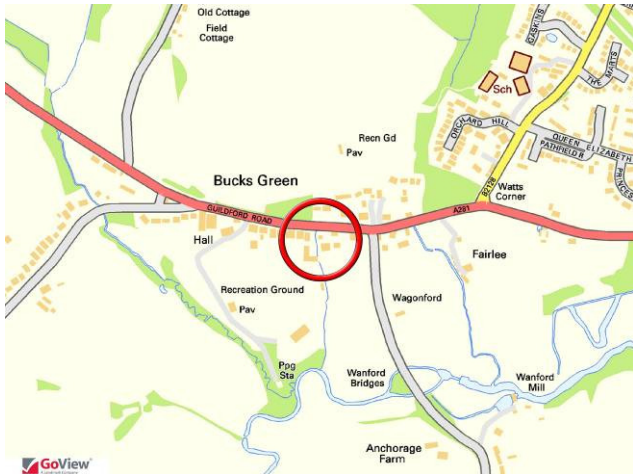
**Colyer Commercial**  
CONSULTANT SURVEYORS

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## Location

The property is located on the busy Guildford Road with good commuter links, with a bus stop right outside serving both Guildford and Horsham.

Bucks Green is 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 subject premises forms part of a multi let rural business property, comprising office and workshop units with ample parking facilities. The property is in the final phase of external renovation and will be completed by summer 2024.

The ground floor office accommodation has three rooms, kitchen and WC's.

There is additional office and storage accommodation in the neighbouring property with shared WC facilities. There is a small self contained industrial unit also available to rent with an electric roller shutter door.

## Accommodation

The accommodation has been measured on a net internal area basis (NIA) as follows:

Accommodation	Sq m	Sq ft
Front office (3 rooms)	42.92	462
Office & Stores – (2 rooms)	34.28	369
Rear Industrial Unit	24.27	261
<b>Total</b>	<b>101.47m<sup>2</sup></b>	<b>1,092 sq ft</b>



Office & Stores



Front Office Building



Rear Industrial Unit

## Terms

The “Front office” and the “office & stores” are available together or separately. The “Rear Industrial unit” cannot be rented on it’s own as it’s only available as part of a letting with the “Front Office “or with the “Office & Stores”.

The units are available to let on internal repairing and insuring terms. The leases are to be contracted outside of the Landlord & Tenant Act 1954.

There will be a service charge with the offices....

## Quoting Rents

Front office:	£7,500 per annum
Office & Store:	£5,000 per annum
Industrial unit:	£4,250 per annum
Total Rent:	£16,750 per annum

## Business Rates- Small Business Rates Relief for eligible businesses

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

Rateable value:	To be re-assessed
UBR (2024/2025)	49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

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.

## EPC

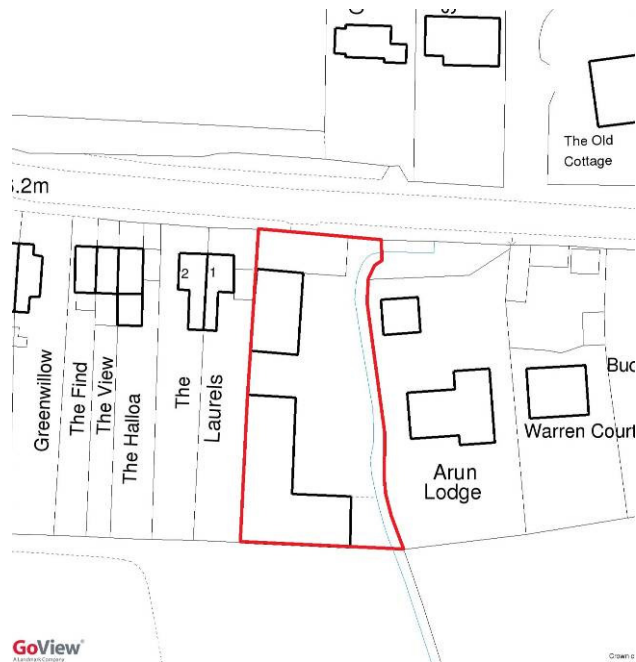
The EPC rating is (E) 124.

## VAT

VAT will NOT be chargeable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



**STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS**

**TIM SHEPHERD**

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