



KNEPP
CASTLE ESTATE



THE PARTRIDGE BARN, FLOODGATES FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LQ

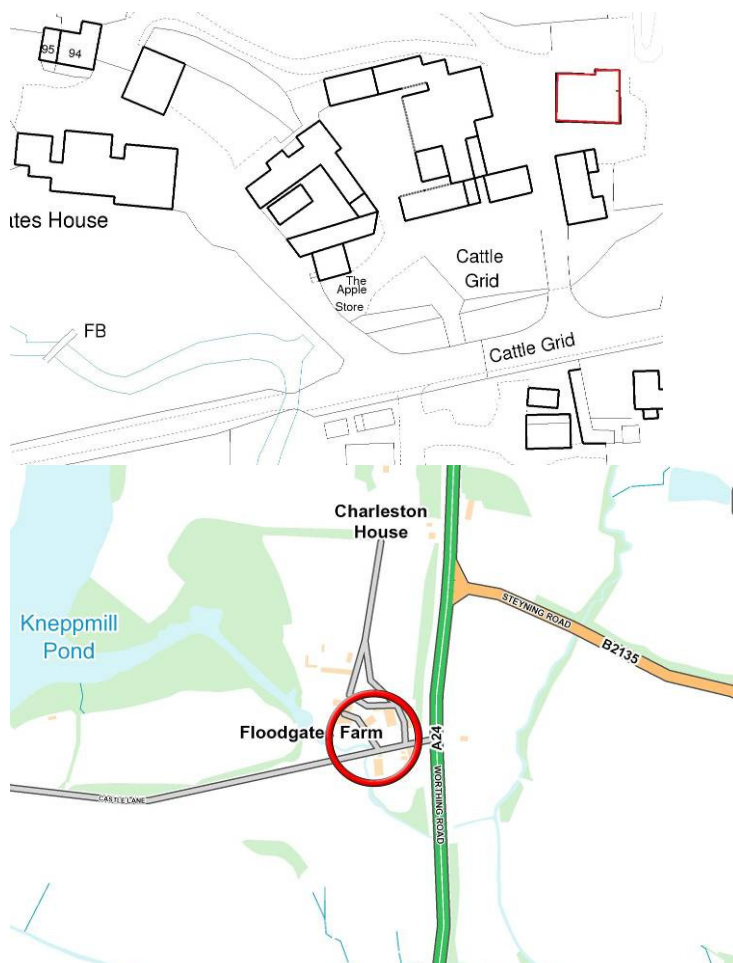
- **SELF CONTAINED OFFICE BUILDING TO RENT**
- **1,463 SQ FT (136 m²)**
- **EXCELLENT ACCESS TO A24/A272 AND WITH PARKING**
- **HIGH SPEED FIBRE BROADBAND AVAILABLE**

Colyer Commercial
CONSULTANT SURVEYORS

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Location

The Partridge Barn is located on a small rural business park on the Knepp Castle Estate. Floodgates Farm is located in West Grinstead in the heart of West Sussex directly off the A24 (Worthing Road). The market town of Horsham is located approximately 6.6 miles to immediate north and Billingshurst is 7.5 miles to the East. Local amenities close by at the Buckbarn Services include a Texaco Garage, Asda Supermarket and McDonalds Restaurant.



Description

The ground floor open plan offices benefit from the following amenities/features:

- Toilet facilities and small fitted kitchen
- The unit is currently used as a gym so has rubber floor covering at present. Appropriate floor coverings can be added, depending on final use.
- Designated car parking area- approx 6 cars and further parking nearby.
- LPG heating system with some new panel heaters to be installed

Floor Areas

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

	Sq m	Sq ft
Ground Floor Offices	106.32	1,144
Meeting room	26.23	282
Kitchen	3.41	37
Total floor area	136 m ²	1,463 sq ft



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Terms

The premises are available to let on an internal 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 no service charge.

Rent

£23,000 per annum exclusive.

Business Rates – Small Business Rates Relief

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

Rateable value: £11,750
UBR (2024/2025) 49.9 p in the £

Small business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Fibre Broadband

Superfast fibre broadband cost upon application.

EPC

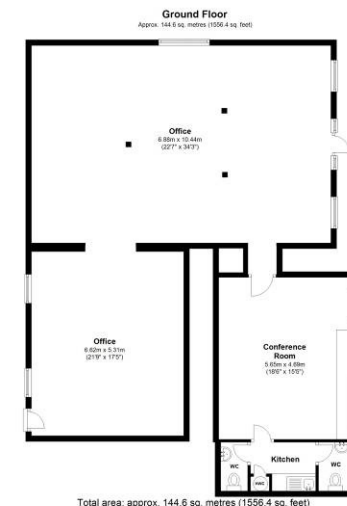
The premises have an EPC rating of 77 (D)

VAT

VAT will NOT be chargeable.

Legal Costs

Each party to be responsible for their own legal costs.



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and must not be relied upon. Plan produced using PlanItUp.



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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