Stewarts Barn, Castle Lane, West Grinstead, Horsham, West Sussex, RH13 8LH

RECENTLY CONVERTED RURAL OFFICE TO LET ON A NEW LEASE
ON SITE PARKING & SUPERFAST BROADBAND AVAILABLE
485 SQ FT (45.06 SQ M)

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STEWARTS BARN, CASTLE LANE, WEST GRINSTEAD, HORSHAM, WEST SUSSEX, RH13 8LH

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 (cafe / restaurant and farm shop) is one mile to the south in Dial Post.

Description
This rural property has recently 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 - 4/5 spaces
- Security Gate (Locked at night)

Accommodation
The property has the following approximate net internal floor area:

	Sq Ft	Sq M
Ground Floor Offices	485	45.06
TOTAL	**485**	**45.06**

Terms
The premises are available to let on a new internal repairing and insuring lease for a term to be agreed. There is a service charge for the upkeep of the communal facilities - to be confirmed. Super fast broadband costs upon application.

Rent
£9,680 per annum exclusive.

Business Rates
To be confirmed.

VAT
VAT will NOT be chargeable on the terms quoted.

EPC Rating
The premises has a rating of C (53). EPC certificate available on request.

AML
In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

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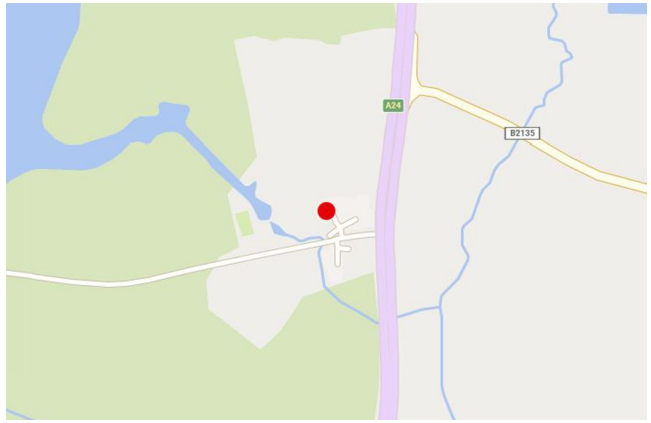

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