



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

- **SMALL RURAL OFFICE TO LET- 258 SQ FT (23.94 SQ M)**
- **ON SITE PARKING & HIGH SPEED FIBRE BROADBAND AVAILABLE**
- **NEWLY CONVERTED**

Colyer Commercial
CONSULTANT SURVEYORS

Location

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, Co Operative Supermarket and McDonalds Restaurant.

Description

The rural property has just been converted and refurbished. This office benefits from the following amenities/features:

- Fully carpeted
- Electric heating
- New modern door, windows and lighting
- Shared WC facilities
- Cat 5 cabling
- Car parking

Floor Areas

The property has the following approximate net internal floor area:

Floor	Sq m	Sq ft
Ground floor offices	23.94	258 Sq Ft

Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £4,380 per annum.

There is a service charge for the upkeep of the communal facilities with further details on application.

Fibre broadband costs upon application.

VAT

VAT is chargeable on the terms quoted.

EPC Rating

The EPC rating is E 106.



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

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