



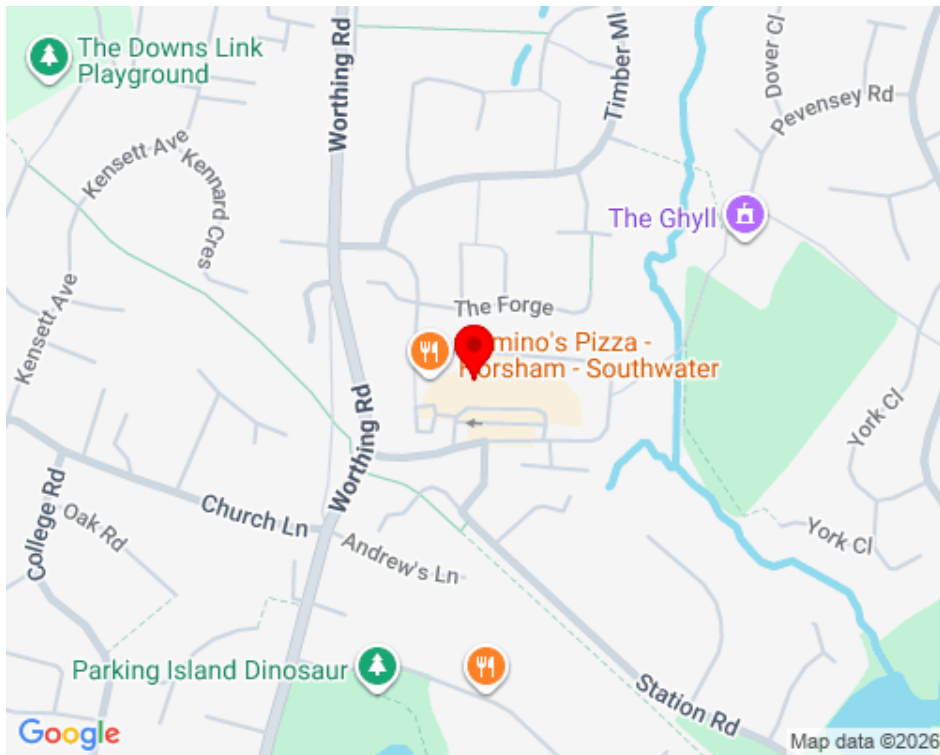
graves
jenkins
PROPERTY PEOPLE

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Office 3, Beeson House, Southwater, RH13 9LA
GROUND FLOOR OFFICE SUITE

LOCATION



The property is situated within Beeson House just to the east of the Lintot Square retail parade and public car park. Other occupiers in Beeson House include offices of Southwater Parish Council, Library and other services.

Lintot Square was developed in 2006 and comprises a good range of local and national retailers, along with residential and office units. A central car park is provided for short term visitor car parking. Southwater is a large and expanding village located about 4 miles south of Horsham and 20 miles south west of Crawley and Gatwick Airport.

The 70 acre Southwater Country Park with three lakes and other leisure amenities is located close the village centre.

Description:

A ground floor office suite, ideal for start-ups, small business teams etc. There is access to communal WCs, with shared use of a kitchen located on the first floor of the building.

Service Charge

A service charge (currently £2,764pa, payable monthly in advance) to include the tenant's contribution to electricity, cleaning, window cleaning, water, insurance, intruder alarm (ADT), fire safety services and Horsham District Council's administration service charge.

Key Features:

- Within popular Village Square
- New lease - flexible terms
- Ideal starter premises

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	35933.35	Total	35933.35
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Rent:

£5,650 per annum

Terms:

Available on a new lease on terms to be agreed. Further information on application.

A 3 month's rent deposit will be required.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Business Rates:

Rateable Value: £5600

Rates Payable: £2419.2 per annum

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or www.horsham.gov.uk to verify this information.

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the

transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.







GET IN TOUCH
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