



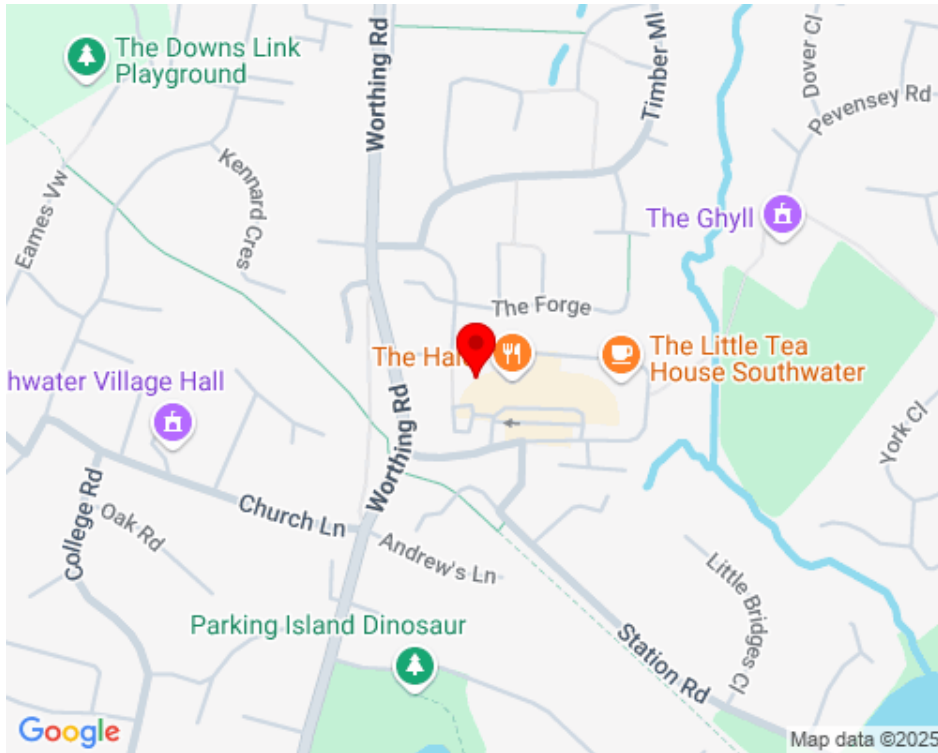
graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



Unit 25 Lintot Square, Fairbank Road, Southwater, RH13 9LA
TO LET: 1ST FLOOR MODERN OFFICE SUITE IN VILLAGE CENTRE - 598 SQ FT (55.55 M2)

LOCATION



The property is situated within Lintot House just to the east of the Lintot Square retail parade with adjacent occupiers including business and professional services, and the offices of Southwater Parish Council, Library and other services.

Lintot square was developed in 2006 as part of the £25 million village centre renewal project which now 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 with a resident population of now in excess of 11,000. The village has seen significant growth in the past 15 years.

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

Description

On the instructions of Horsham District Council

The premises comprise a first floor open plan office suite within a modern two storey office building, located to the rear section of Lintot Square, in Southwater village centre. The suite benefits from a fitted kitchenette area and WC/disabled WC facilities are shared with the ground floor office suite.

Key Features

- Within popular village square
- 1 designated parking space plus central visitors car park
- Suitable for a variety of occupiers
- Flexible terms available

Accommodation

The net internal floor area has been calculated to be approximately of **598 sq ft (55.55 m2)** . One designated car space will be included with this demise.

Lease

A new effectively full repairing and insuring lease available on flexible terms to be agreed.

Rent

£12,250 per annum exclusive

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.

EPC

Rating B - 43

Business Rates

Rateable Value: £5,400

Rates Payable: £2,694.60 (2022/2023)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. 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 will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.



Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD