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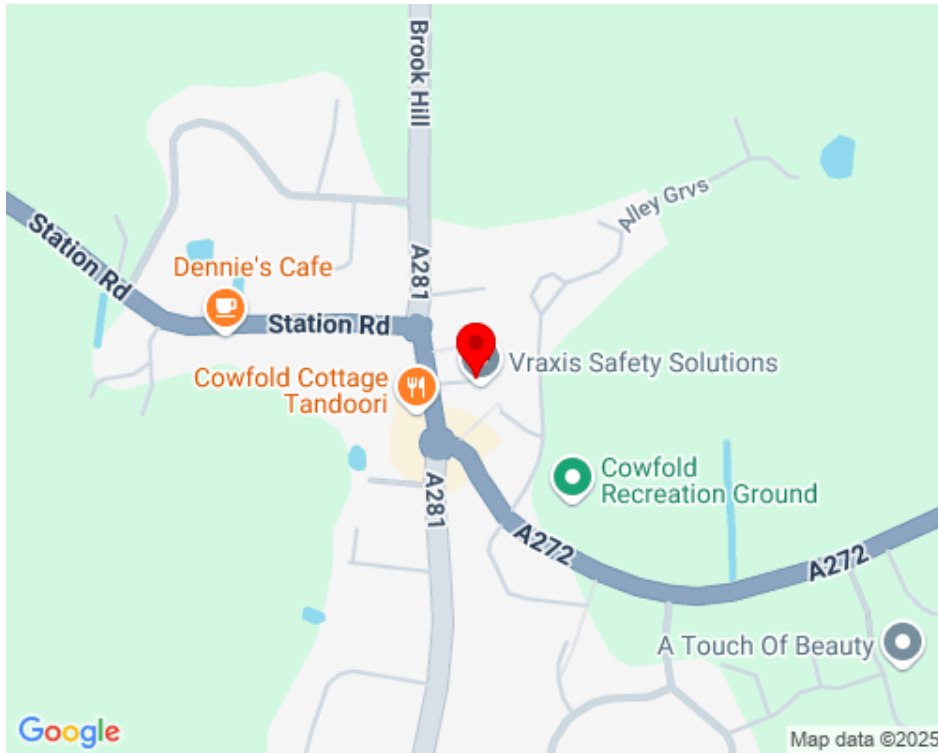
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Luxford House, Farren Court, Cowfold, RH13 8BP

TO LET: SELF-CONTAINED OFFICES WITH CAR PARKING 606 SQ FT (56.36 M2)

LOCATION



The premises are situated within an attractive courtyard development in the centre of Cowfold village, at the intersection of the A281 and the A272. Horsham is located some 7 miles to the north and Brighton 15 miles to the south. Both the A24 and A23 are easily accessible providing access to the motorway network and Gatwick Airport.

Description

The premises comprise well specified self-contained office accommodation configured to provide a small store at ground floor together with open plan accommodation, a separate meeting room, kitchen and WC at first floor level.

Key Features

- Excellent Natural Light
- CAT II lighting
- Security alarm (not tested)
- Modern Electric Wall Heaters
- 2 car parking spaces with further free parking nearby

Accommodation

The premises have the following approximate net internal floor areas:

Ground Floor

Single Store: 46 sq ft (4.27 m2)

First Floor

Office: 367 sq ft (34.10 m2)

Meeting Room: 126 sq ft (11.71 m2)

Kitchen: 67 sq ft (6.22 m2)

Total: 606 sq ft (56.30 m2)

Lease

A new lease is available upon terms to be agreed.

Rent

£10,000 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 E - 117

Business Rates

Rateable Value: £6,800

Rates Payable: £3,393.20 (2022/23)

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 will be payable on the terms quoted.



Legal Fees

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

Viewing Arrangements

Via prior appointment through joint Agents Graves Jenkins 01293 401040 and Crickmay 01403 264259









GET IN TOUCH
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