



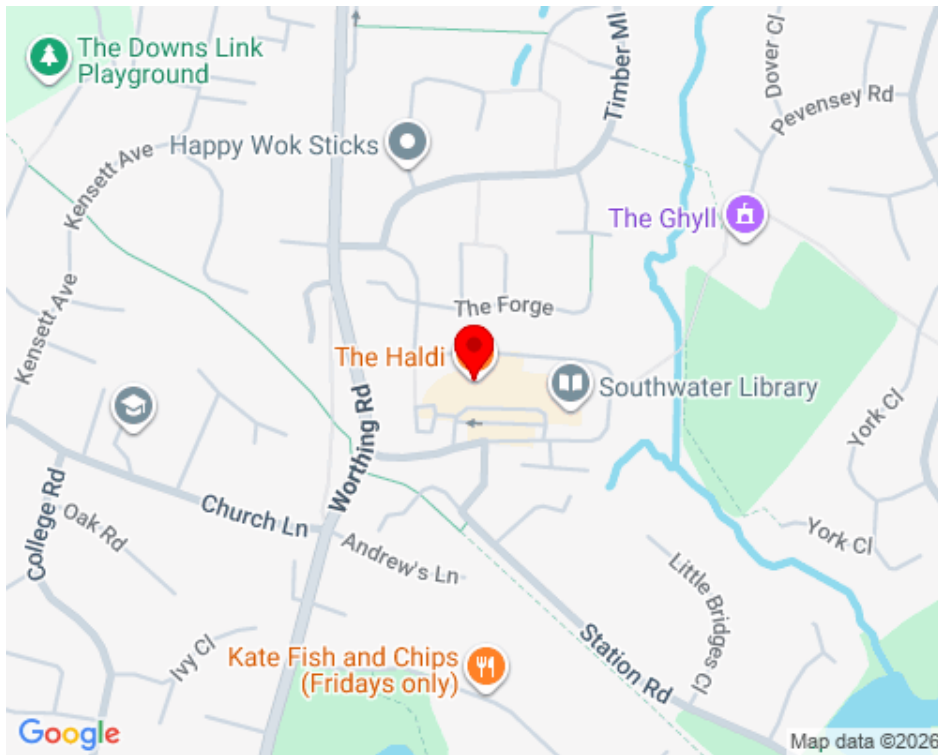
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PROPERTY PEOPLE

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24 Lintot Square, Southwater, RH13 9LA  
1ST FLOOR OFFICE SUITE IN VILLAGE CENTRE

# 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 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:

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. WC/disabled WC facilities are shared with the ground floor office suite.

## 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.

## 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 approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	First Floor	57653.51	Total	57653.51
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## Rent:

£12,250 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs





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