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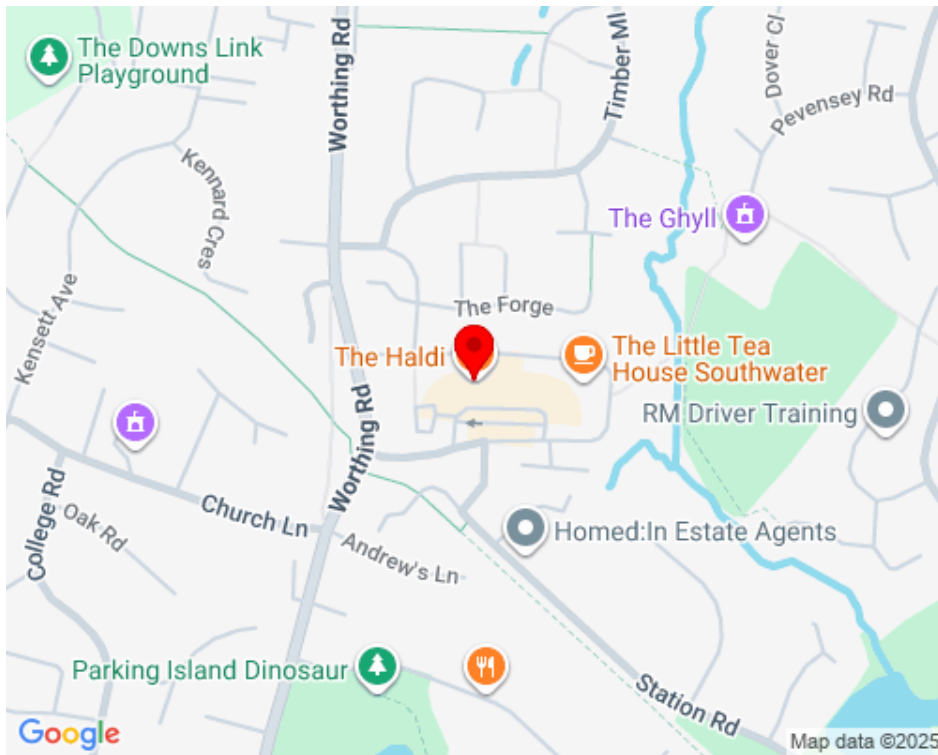
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Unit 24 Lintot Square, Fairbank Road, Southwater, RH13 9LA

TO LET: 1ST FLOOR OFFICE SUITE IN VILLAGE CENTRE - 576 SQ FT (53.54 SQ M)

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

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. 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 576 sq ft (53.54 sq m). One designated car parking 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 C - 53

Business Rates

Rateable Value: £7,000

Rates Payable: £3,493 (2025/2026)

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

Strictly via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH
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