graves jenkins
PROPERTY PEOPLE

To Let



24 Lintot Square

Fairbank Road, Southwater, RH13 9LA

1st Floor Office Suite in Village Centre

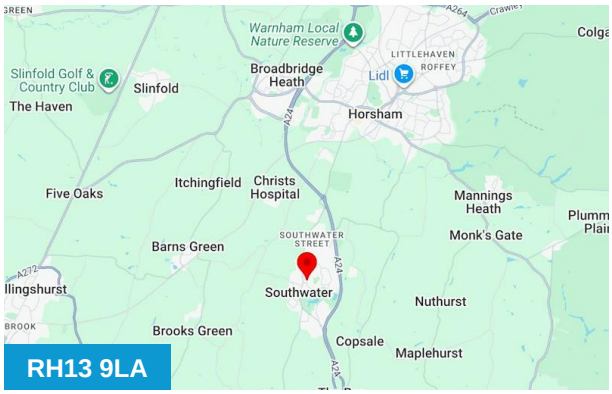
576 sq ft
(53.51 sq m)

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

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Summary

Available Size	576 sq ft
Rent	£12,250 per annum
Rates Payable	£3,715.20 per annum
Rateable Value	£8,600
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)







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.

Accommodation

The net internal floor area has been calculated to be approximately:

Floor/Unit	Building Type	sq ft	sq m
1st	Office	576	53.51
Total		**576**	**53.51**

Terms

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

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.

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

Viewing & Further Information



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