

TO LET

**NEWLY REFURBISHED RURAL OFFICE
ACCOMMODATION
WITH PARKING 153.65 SQ M (1,654 SQ FT)**

Library Court, Ivorys Drive, Maplehurst Road, Cowfold, Nr
Horsham, RH13 8DQ



Summary

Available Size	1,654 sq ft
Rent	£30,000 per annum exclusive
Business Rates	To be assessed
EPC Rating	A (18)

Location

The premises are situated within the Camelia Botnar Estate, to the west of Cowfold off the A272, providing easy access to both the A24 and the A23. Horsham is approximately 8 miles to the north, Billingshurst approximately 9 miles to the west and Haywards Heath 10 miles to the east.

Description

Premises comprise a newly refurbished high specification two-storey office, providing 24 hour access open plan accommodation within attractive rural grounds. The premises benefit from the following amenities:

Specification

- Air source pump providing heating and air conditioning
- Perimeter trunking with Cat 6 cabling
- LED lighting
- Carpeting
- Kitchenette
- WC's to ground and first floors (ground floor DDA compliant)
- Ample car parking
- EV car charging point
- Private garden area/undercover break out area
- High speed fibre broadband is available

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	904	83.98
First Floor half landing space with WC's	180	16.72
Second Floor	570	52.95
Total	1,654	153.65

Terms

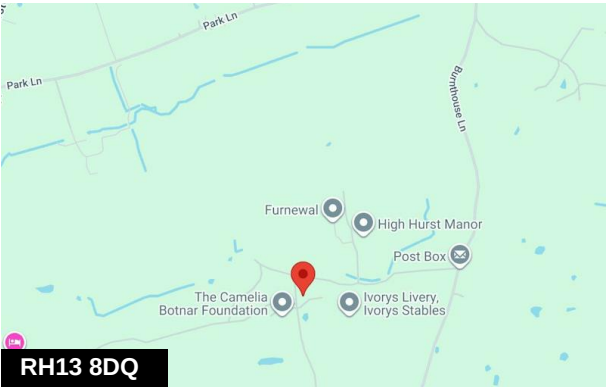
A new internal repairing and insuring lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk



Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



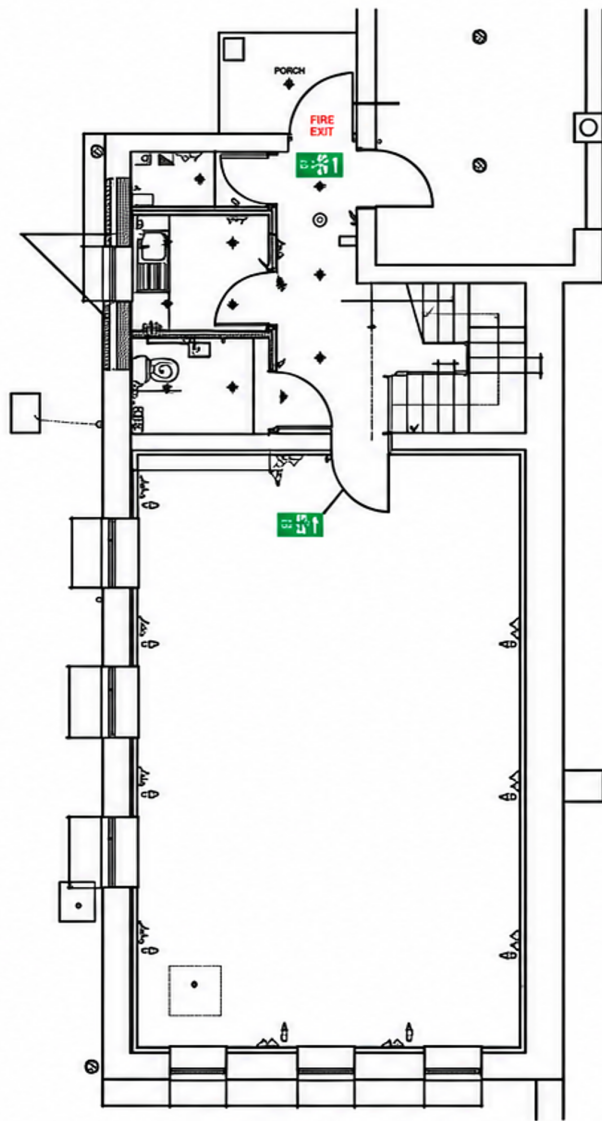
Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

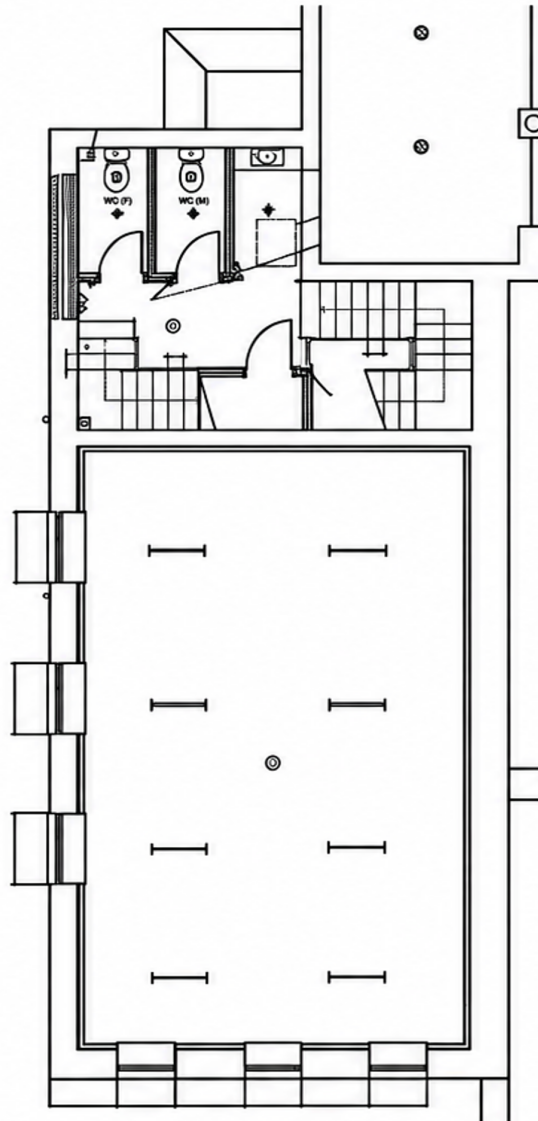




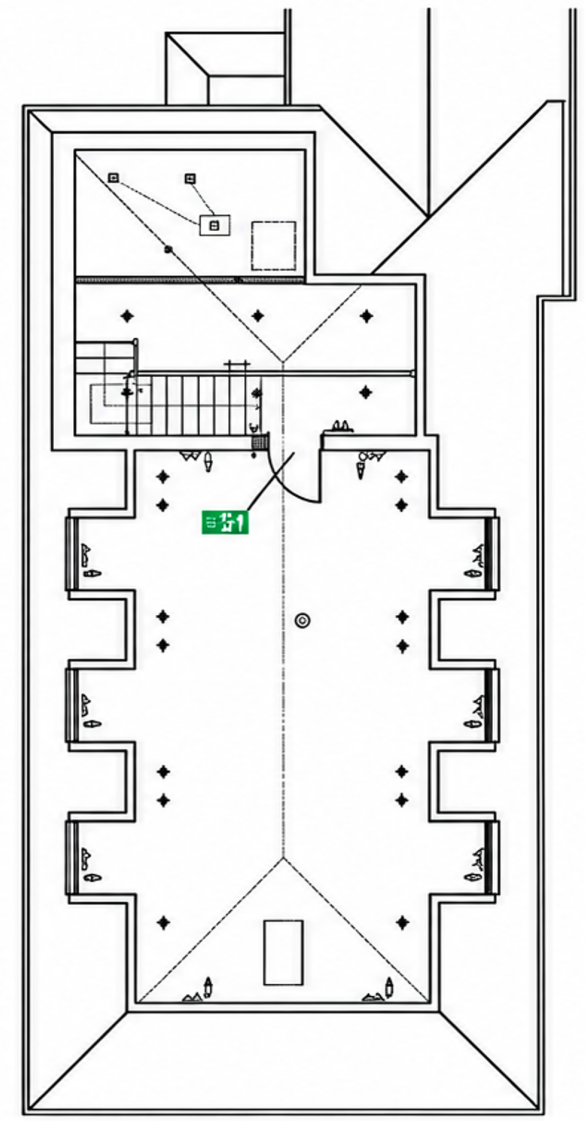




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

FOR ILLUSTRATION PURPOSES ONLY. NOT DRAWN TO SCALE.