Oldfield Smith & Co.
Chartered Surveyors

To Let



Unit 5 Stone Cross Barn

Stone Cross, Laughton, BN8 6BN

Semi-rural ground and first floor business unit with parking

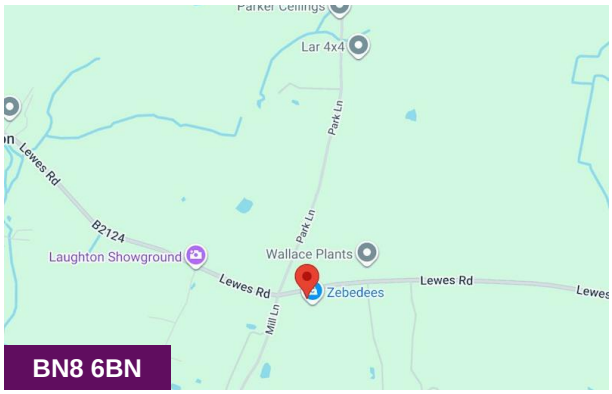
545 sq ft
(50.63 sq m)

- Ground and first floor business unit
- On site car parking included
- Semi-rural yet within easy reach of main road network
- Versatile accommodation
- Competitive rent of £600 pcm

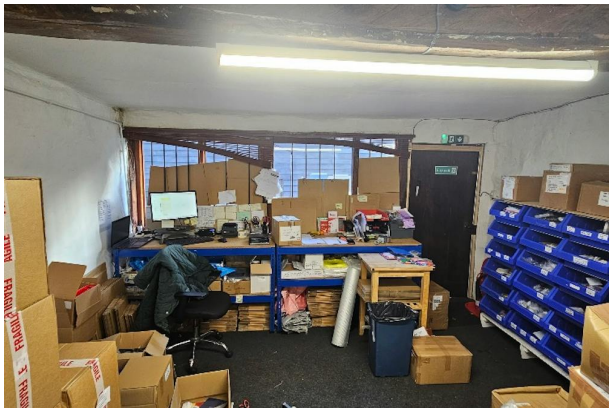
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Summary

Available Size	545 sq ft
Rent	£600 per month
Rateable Value	£4,500 Current rateable value (1 April 2026 to present)
Car Parking	There is a shared car park.
VAT	Not applicable. We are advised the premises is not VAT registered
EPC Rating	D







Description

Stone Cross Business Centre comprises a converted barn divided into a series of seven business units, providing character accommodation in a practical business setting.

The accommodation is arranged over ground and first floor. The ground floor is split into two main sections with a kitchen to the rear. The first floor is an office/break out area. Cloakroom facilities are shared with other tenants within the building. Externally, the property benefits from on-site car parking within a shared car park, providing convenience for both staff and visitors.

Each suite has its own electricity meter, allowing for separate billing and ease of management. We are advised that VAT is not applicable on the rent.

The accommodation would be suitable for a variety of business uses, subject to any necessary consents.

Available on a new license/lease for a term to be agreed and at a commencing rent of £600 pcm.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	388	36.05	Available
1st - First Floor	157	14.59	Available
Total	**545**	**50.64**	

Location

Stone Cross Business centre is located on the B2124 at Stone Cross a short distance from Golden Cross and the A22 and close to Laughton village.

Viewing & Further Information



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