



Office 3, Beeson House

26 Lintot Square, Fairbanks Road, Southwater, RH13 9LA

Ground Floor Office Suite

359 sq ft
(33.35 sq m)

- Within popular Village Square
- New lease - flexible terms
- Ideal starter premises

Summary

Available Size	359 sq ft
Rent	£5,650 per annum
Rates Payable	£2,419.20 per annum 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.
Rateable Value	£5,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated within Beeson House just to the east of the Lintot Square retail parade and public car park. Other occupiers in Beeson House include 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

A ground floor office suite, ideal for start-ups, small business teams etc. There is access to communal WCs, with shared use of a kitchen located on the first floor of the building.

Service Charge

A service charge (currently £2,764pa, payable monthly in advance) to include the tenant's contribution to electricity, cleaning, window cleaning, water, insurance, intruder alarm (ADT), fire safety services and Horsham District Council's administration service charge.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	359	33.35
Total		359	33.35

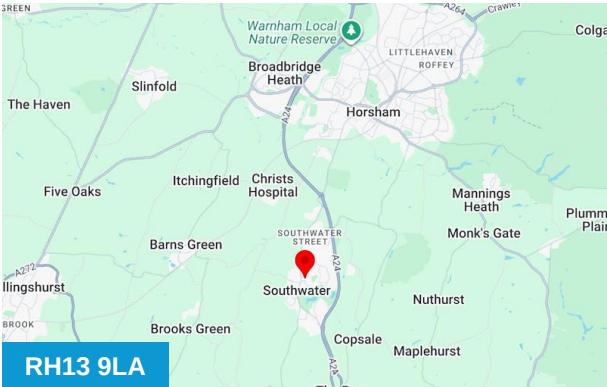
Terms

Available on a new lease on terms to be agreed. Further information on application.

A 3 month's rent deposit will be required.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the



Viewing & Further Information



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

