

TO LET

**CONVERTED STABLES QUALITY OFFICES
IN ATTRACTIVE RURAL SETTING
77.11 SQ M (830 SQ FT)**

The Old Stables, Pippingford Park, Nutley, TN22 3HW



Summary

Available Size	830 sq ft
Rent	£2,000 per month plus VAT. Rent includes utilities, maintenance and building's insurance.
Business Rates	Rateable Value of £10,500 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.
EPC Rating	Upon Enquiry

Location

Pippingford Park is located off the A22 between Nutley and Forest Row. East Grinstead is approximately 9 miles to the north, Haywards Heath approximately 10 miles to the south-west and Forest Row 3 miles to the north. Pippingford Park is situated within the beautiful Ashdown Forest, offering idyllic surroundings and a peaceful location.

Description

Accommodation comprises former stables converted to a high level offering ground floor open plan office space, with the benefit of a single separate office and a small mezzanine. The estate's fibre broadband, which has the capacity to run at 100 mbps, can be made available by negotiation if required. The Old Stables won the Sussex Heritage Awards upon completion. The location offers tenants the opportunity to take walks within the beautiful Ashdown Forest, as well as there being a fishing club and an events programme on the estate. The estate also offers a separate training facility available for hire if required, circa 817 sq ft.

Specification

- Excellent natural light
- Glazed meeting area
- Oak flooring
- Exposed beams
- Underfloor heating
- Velux windows
- Suspended ceiling with inset LED lighting
- Kitchen area and male and female WC's
- Mezzanine
- Ample car parking

Accommodation

The premises comprise the following approximate floor areas:

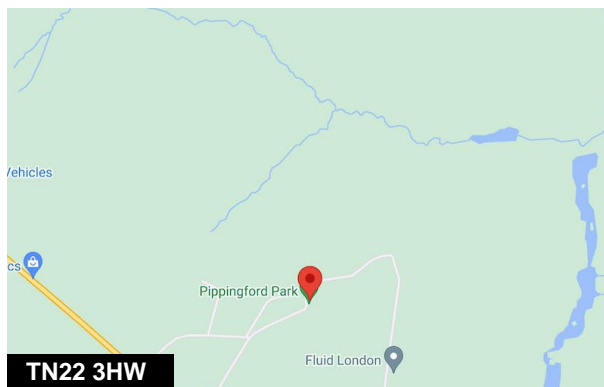
Description	sq ft	sq m
Ground Floor	670	62.25
Kitchen	39	3.62
Mezzanine Office	121	11.24
Total	830	77.11

Lease

The offices are available by way of a flexible licence for a minimum period of 12 months, on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett

01444 708989 | 07595 619416
am@crickmay.co.uk



Jonathan Mack

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

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



Crickmay Chartered Surveyors

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

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