



## 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

# 24 Lintot Square, Fairbank Road, Southwater, RH13 9LA

## Summary

<b>Available Size</b>	576 sq ft
<b>Rent</b>	£12,250 per annum
<b>Rates Payable</b>	£3,493 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 <a href="http://www.horsham.gov.uk">www.horsham.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£7,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (53)

## 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.

## Location

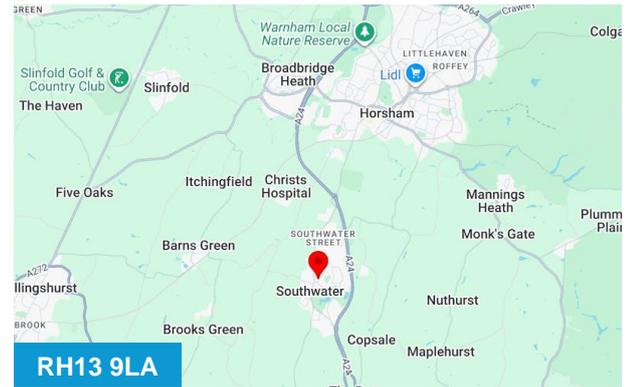
The property is situated within Lintot House just to the east of the Lintot Square retail parade with adjacent occupiers including business and professional services, and the offices of Southwater Parish Council, Library and other services.

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.

## Lease

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



## Viewing & Further Information



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