

TO LET

**CRICK MAY**  
CHARTERED SURVEYORS

**ATTRACTIVE RURAL OFFICE  
WITH ON-SITE CAR PARKING**

The Old Barn, Flitchfold Farm, Loxwood, Nr Billingshurst,  
RH14 0RH



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CHARTERED SURVEYORS

T: 01403 264259 | [crickmay.co.uk](http://crickmay.co.uk)

## Summary

Available Size	546 sq ft
Rent	£6,000 per annum exclusive
Business Rates	Rateable Value of £5,000 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to status
EPC Rating	Upon enquiry

## Location

The property is situated on a prominent roadside location, forming part of Flitchfold Farm on Vicarage Hill, close to the junctions of Skiff Lane and Plaistow Road which form part of Loxwood. Billingshurst is approximately 3 miles to the south and Cranleigh is approximately 5 miles to the north.

## Description

Premises comprise an attractive single-storey converted barn providing open plan office accommodation, and benefiting from mezzanine storage.

## Specification

- Exposed wooden beams
- Kitchen
- WC
- Electric heating
- 3 car parking spaces, with additional off street parking close by

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	451	41.90
Mezzanine Storage	95	8.83
<b>Total</b>	<b>546</b>	<b>50.73</b>

## Lease

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

## VAT

VAT may be chargeable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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