

TO LET

ATTRACTIVE RURAL OFFICE WITH ON-SITE CAR PARKING

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



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
Total	546	50.73

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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