TO LET

FIRST FLOOR OFFICE ACCOMMODATION CONSIDERED SUITABLE FOR A VARIETY OF USES (STPC)

4 Russett Place, Kirdford, West Sussex, RH14 0QQ



T: 01403 264259 | crickmay.co.uk

Summary

Available Size	705 sq ft
Rent	£11,000 per annum exclusive.
Business Rates	The premises are currently assessed as a whole. A split of the existing assessment will therefore be required upon occupation.
EPC Rating	B (34)

Location

Kirdford is located approximately 4 miles to the north-east of Petworth, six miles west of Billingshurst and 13 miles west of Horsham. The A29 South Coast/London trunk bypasses Billingshurst to the west where it meets with the A272. Billingshurst benefits from a mainline railway station and offers travel to London Victoria in just over an hour. Russett Place is a small estate comprising 5 business units. The Kirdford Village Stores, acting as a central hub within the village selling local produce is adjacent to the estate.

Description

The premises comprise a full floor mezzanine providing modern open plan accommodation benefitting from a kitchen, air-conditioning, WC and 2-3 car parking spaces.

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Mezzanine Office	705	65.50
Total	**705**	**65.50**

Terms

A new lease is available on terms to be agreed.

VAT

VAT is understood not to be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge & Estate Charge

A service charge shall be payable towards the upkeep and maintenance of the common parts of the building, together with shared services. Further details are available upon request.

£150 per calendar month shall be applicable towards the upkeep and maintenance of the estate.







Viewing & Further Information



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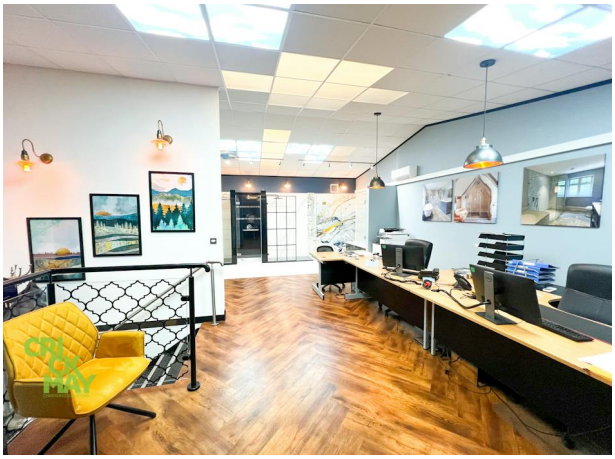


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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







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Regulated by RICS

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