

TO LET

**SELF-CONTAINED RURAL OFFICE
133.97 SQ M (1,442 SQ FT)
WITH ON-SITE CAR PARKING**

Unit 1, Hyde Estate, London Road, Handcross, RH17 6HB



Summary

Available Size	1,442 sq ft
Rent	£21,500 per annum exclusive.
Business Rates	Rateable value of £15,250 with a UBR of 49.9 p in £
EPC Rating	E (118)

Location

Handcross is a village conveniently located off the A23, approximately 4 miles south of Crawley, 7 miles north west of Haywards Heath and 8 miles east of Horsham.

The premises are situated within the Hyde Estate: a large rural estate with a number of buildings that have been converted to provide pleasant, rural office/commercial accommodation.

Description

The unit is currently configured to provide ground and first floor office accommodation. The ground floor benefits from a spacious meeting room, kitchen and reception area, as well as 2 WC's. The main office area is found on the first floor, which is accessed via an internal staircase.

The premises benefits from the following amenities:

Specification

- 3 car parking spaces
- Kitchen area
- Carpet tiled throughout
- Air conditioning unit
- Male and female WC's

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Ground Floor	448	41.62
Ground Floor Meeting Room	275	25.55
First Floor Office	719	66.80
Total	1,442	133.97

Lease

A new full repairing and insuring lease is available upon terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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