TO LET

SELF-CONTAINED RURAL OFFICES WITH AMPLE PARKING WITHIN AN ESTABLISHED BUSINESS PARK

G3-G5 Hardham Mill, Mill Lane, Pulborough, RH20 1LA



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Summary

Available Size	298 to 684 sq ft
Rent	£16 per sq ft per annum exclusive
Business Rates	To be re-assessed. Currently rated as a whole with a Rateable Value of £31,750 and a UBR of 43.2 p in £
Service Charge	Details of service charge and building's insurance available on application
EPC Rating	D (94)

Location

Hardham Mill Business Park comprises a number of storage/workshop units and modern specification office suites in an attractive rural setting, situated off the main A29 London Road between Pulborough and Chichester. Occupiers of the estate include Spiral Cellars Wine Storage Solutions and Eco Heat Direct Ltd.

Description

The business estate benefits from 24 hour, 365 days a year access, ample on site car parking, along with broadband connectivity.

Premises will comprise 4 self-contained ground floor offices, each with their own access and will be available early 2027. The offices will benefit from the following amenities:

Specification

- Security alarm, fire alarm & emergency lighting
- LED panel lighting
- Raised access floors
- Carpeting
- Electric heaters
- Shared Kitchen/staff break area
- Shared male and female WC's
- Ample car parking

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Office One	684	63.55
Office Two	298	27.69
Office Three	451	41.90
Office Four	406	37.72

Terms

The premises are available to let by way of new leases on terms to be agreed.

VAT

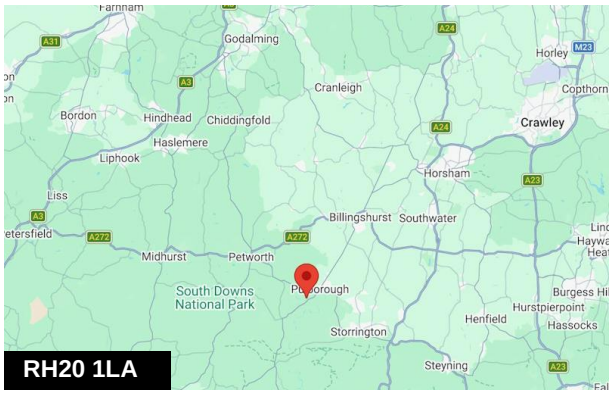
VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.







Viewing & Further Information



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