



5 Swan Court, Pulborough, West Sussex, RH20 1RL

MODERN SELF-CONTAINED OFFICE TO LET
CAR PARKING & ATTRACTIVE LANDSCAPING
1,495 SQ FT (138.89 SQ M)



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Location

The premises are located on the north side of Station Road fronting the main A283, allowing access to the nearby towns of Arundel and Petworth via the A29. The premises are located in the centre of Pulborough, close to the railway station which is at the Western end of the village.

Description

The property comprises an attractive two-storey brick built office building fronting a landscaped courtyard garden. The offices benefit from glazed entrance doors, modern double glazed windows and a pleasant external approval with paved walkways, mature planting and seating areas. The office is accessed directly from the courtyard, with good natural light to both ground and first floor areas. The setting would suite a range of professional office occupiers seeking self-contained accommodation in a characterful courtyard-environment. The offices benefit from the following:

- Modern Carpeting
- 5 Car Parking Spaces
- Ground floor WC's
- Kitchenette
- Cable trunking to the skirting
- Gas fired central heating
- Inset spot and tube lighting
- Entry phone system

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground Floor	727	67.54
First Floor	768	71.35
TOTAL	1,495	138.89

Terms

Available to let on a new fully repairing and insuring lease for a term to be agreed.

Rent

£22,424 per annum exclusive (£15 per square foot).

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £21,750. Please contact Horsham District Council to ascertain if any rates assistance is applicable to the business.

Service Charge

A service charge will be applicable towards the upkeep and maintenance of the building and common parts. Further details are available on request.

VAT

VAT will NOT be chargeable on the terms quoted.

EPC Rating

The unit has an EPC rating of 49 (B). A copy of the EPC is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

01403 333921 / 07921056072

tshepherd@colyercommercial.co.uk



