

HIGH SPECIFICATION RURAL OFFICE

1,654 sq. ft (153.92 sq.m)



Oakley

Your Sussex Property Expert



TO LET

Library Court, Ivorys Drive, Maplehurst Road, Cowfold, Horsham RH13 8DQ

- Newly refurbished to a high specification
- Modern office split over two floors
- Internal Repairing Lease
- Rural location, with views across the Sussex countryside
- On-site parking
- 24-hour access
- Available January 2026
- Excellent road transport links

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LOCATION

The Camelia Botnar Estate is located to the west of Cowfold, between Billingshurst and Haywards Heath. The entrance to this unit is accessed from Ivorys Drive via Mapleurst Road off the A272. There are good road connections via the A23 with Brighton to the south and Crawley to the north. Gatwick Airport is within 30 minutes driving distance.

DESCRIPTION

Covering a site of approximately 500 acres, the Camelia Botnar Estate is a multi-faceted agricultural estate incorporating a charitable training centre and a variety of storage and small industrial units, offices and livery yards. This unit has been subject to extensive refurbishment work to create a modern open plan office space split over two floors. Facilities include DDA compliant WC on the ground floor as well as a modern kitchenette. The first floor also benefits from two modern WC's. The premises are supplied with an air source heat pump to provide heating and air conditioning. All lighting is LED and the office areas benefit from perimeter trunking with Cat 6 cabling installed. High speed fibre broadband is also available, Externally, there is also an undercover break out area with access to a private garden area.

The premises will have unrestricted trading hours and excellent parking facilities.

There is an opportunity for a new tenant to finalise the design specification of the unit prior to completion of works.

USE

The office will appeal to a wide variety of occupiers from professional to e-commerce. Interested applicants are advised to make their own enquiries in respect of their proposed use.

VAT

VAT will not be charged on the rent.

FLEXIBLE TERMS

The unit is available to let upon a standard estate lease for a term of between 3-10 years to be agreed, on an internally repairing and insuring basis.

RENT

Guide rent is £30,000 per annum.

DEPOSIT

A minimum deposit of 3 months rent will be required (subject to status).

BUILDING INSURANCE / SERVICE CHARGE

Upon application.

BUSINESS RATES

More information can be provided on request as the unit is yet to be rated.

ENERGY PERFORMANCE CERTIFICATE

EPCs have been ordered.

LEGAL FEES

Tenants will be responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through letting agent, Oakley Property.

CONTACT



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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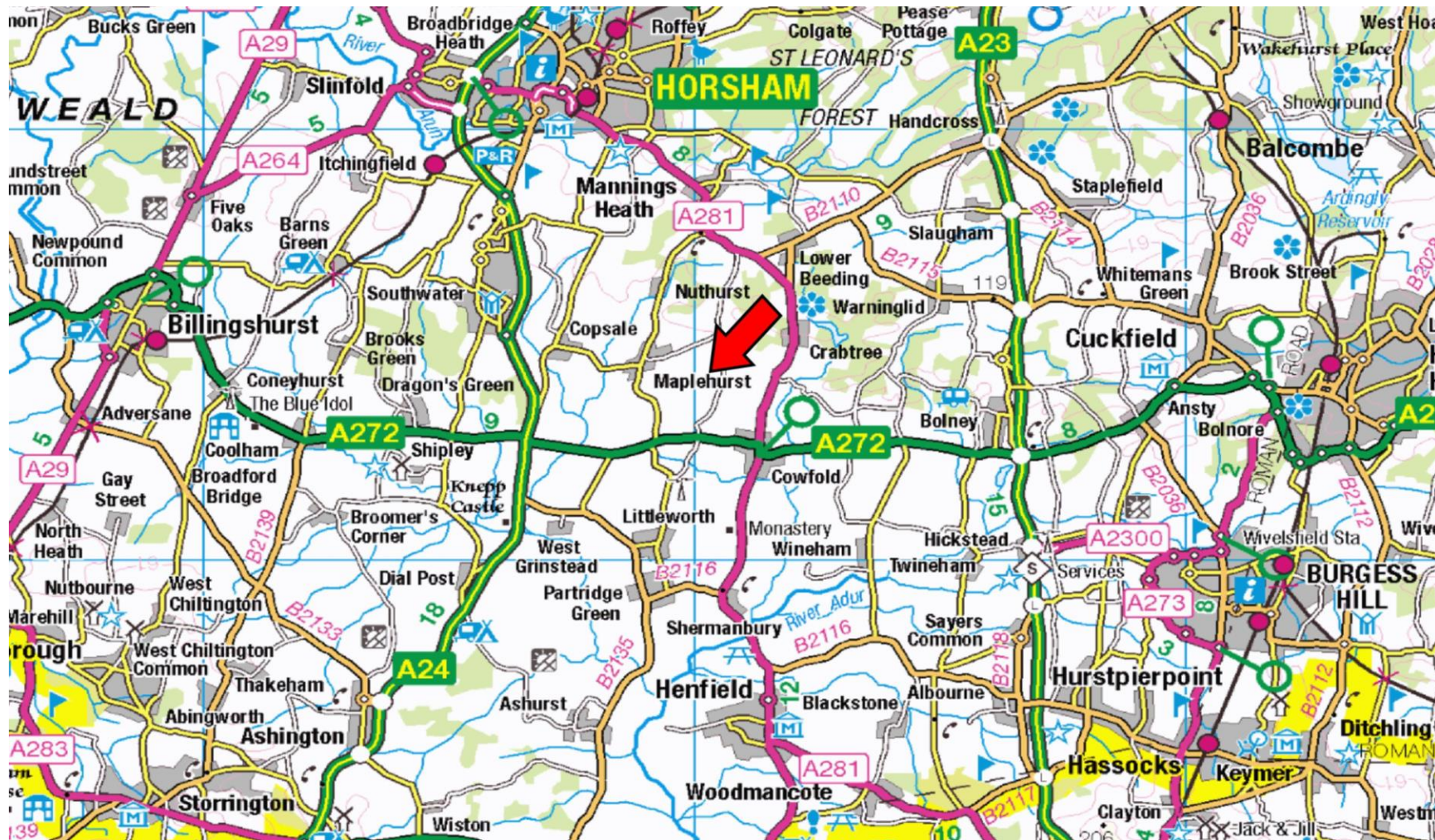
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CURRENT AVAILABILITY - ACCOMMODATION / RENTS

	SQ.FT	SQ.M
Ground floor	904	84
First floor - half landing Space with WC's	180	16
Second floor	570	53
Total	1,654	153

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Map showing location of the estate

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Map showing outline of the building

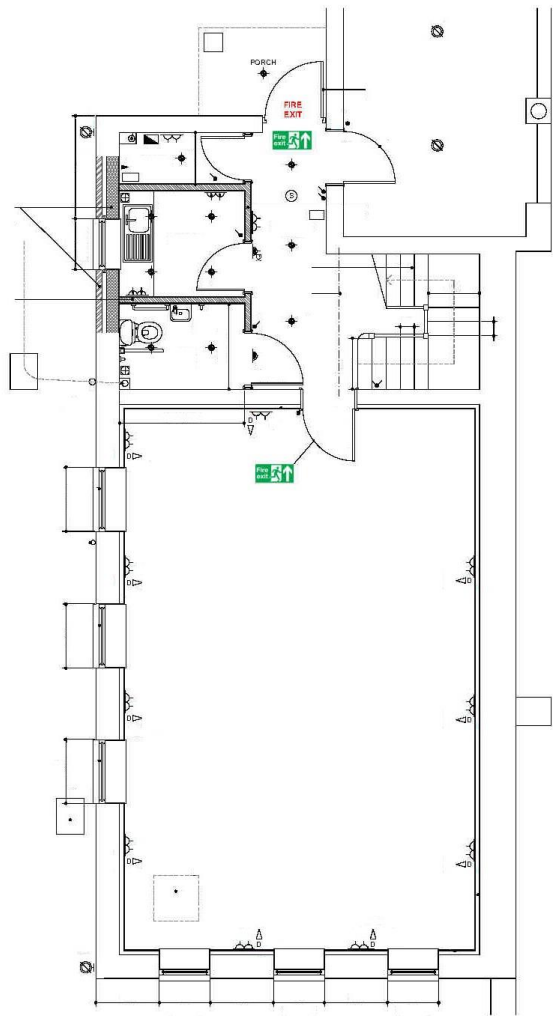
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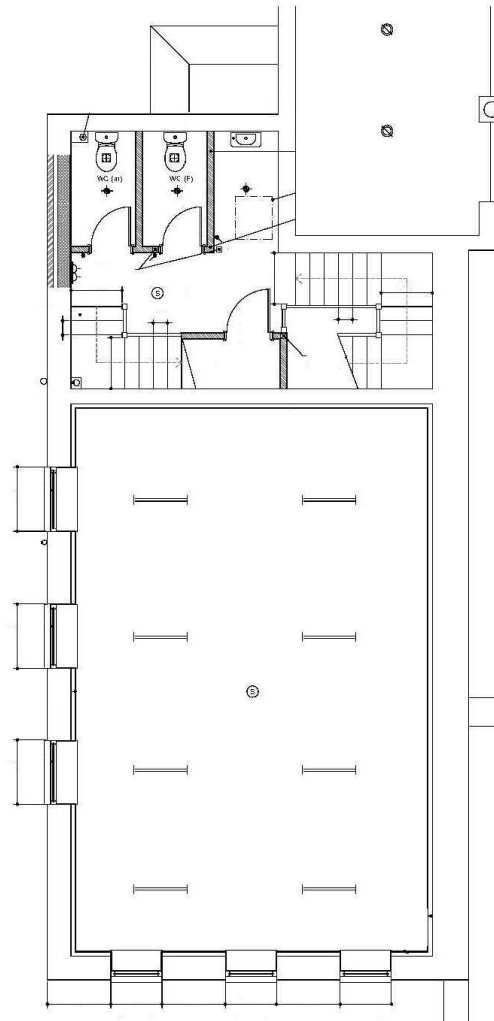
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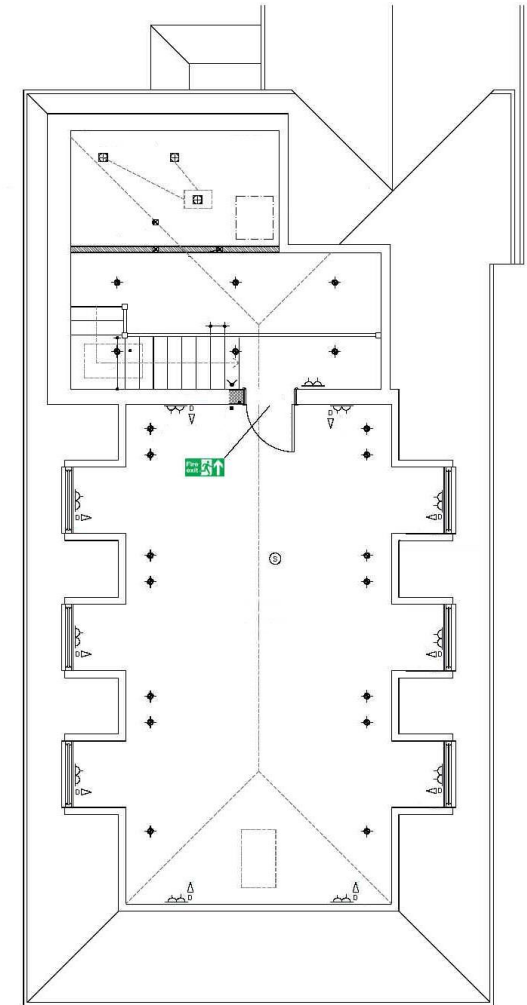
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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