

The Winery,  
Southlands Lane, West Chiltington, Pulborough,  
West Sussex, RH20 2JU



**OFFICE / MEDICAL**

2,304 Sq Ft  
(214 Sq M)

**RENT: £30,000 Per Annum**

## Superbly Presented HQ Style Offices with Parking in Rural Location

- + Situated On Quiet Estate In Prestigious West Chiltington, West Sussex.
- + Well Presented Office Accommodation
- + Suit Variety Of Commercial Uses – Office, Leisure, Medical (Subject to gaining any necessary planning consents)
- + Allocated On-Site Parking
- + Available For Occupation From January 2026
- + Viewing Highly Recommended



## Location

The Winery is located off of Southlands Lane in the rural West Sussex Village of West Chiltington. Conveniently located equidistance between the seaside town of Worthing and the market town of Horsham. The A24 dual carriageway with its links to the A272 and A27 is located approximately 4 miles to the east. The nearest mainline railway station is to be found at Pulborough where there are frequent rail services to London Victoria and along the south coast to the southern towns. West Chiltington itself is a desirable location and local amenities include a prestigious golf club, tennis club and the village cricket and recreation ground. A local shopping parade is located at the top of Common Hill which benefits from a convenience store, butchers, hairdressers, newsagents and small independent garage.

## Description

The Winery provides headquarters style office accommodation within a self contained commercial building of re-enforced concrete frame construction to side elevations and contoured insulated aluminium roofing. The offices are accessed via secure number lock door leading into a spacious reception area. A kitchen and WC are situated off the reception. There are a series of cellular glazed offices in the current configuration, all are demountable if a Tenant requires more open plan accommodation. The existing offices are spacious and benefit from good natural light. The offices benefit from carpeted flooring, gas central heating, spotlighting, perimeter trunking with ample electrical and data sockets, CCTV (not tested) and double glazed exterior windows.

Externally there is plenty of parking spaces which will be allocated with the Lease.

## Accommodation

Floor / Name	SQ FT	SQM
Reception	225	21
Open Plan Office Area	800	74
Office One	372	34
Kitchen	125	121
Managers Office	196	18
Boardroom / Office	186	17
Storage Area	400	38
<b>Total</b>	<b>2,304</b>	<b>214</b>

## Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Summary

- + **Rent** - £30,000 Per Annum Exclusive
- + **VAT** – To Be Charged
- + **Service Charge** – Approx £1,500 Per Annum
- + **Business Rates** – Rateable Value = £22,000
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – B(50)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

## Viewing & Further Information

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