



## **The Long Barn, Castle Lane, Floodgates Farm, West Grinstead, West Sussex, RH13 8LH**

**OPEN PLAN RURAL OFFICE TO LET ON A NEW LEASE  
ON SITE PARKING & SUPERFAST BROADBAND AVAILABLE  
645 SQ FT (59.92 SQ M)**



## THE LONG BARN, CASTLE LANE, FLOODGATES FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LH

### Location

Floodgates Farm is located on the Knepp Estate in West Grinstead, directly off the A24 (Worthing Road). Horsham is located approximately 6.6 miles north and Billingshurst is 7.5 miles to the West. Local amenities close by at the Buckbarn Services include a Texaco Garage, Asda Supermarket and McDonalds Restaurant. The Knepp Wilding Kitchen (cafe / restaurant & farm shop) is one mile to the south in Dial Post.

### Description

This converted office premises benefits from the following amenities/features:

- Fully carpeted
- Wall mounted electric heaters
- Cat 2 Lighting
- Kitchen area & WC facilities
- Car parking- 4-5 spaces

### Accommodation

	Sq Ft	Sq M
Ground Floor Offices	645	59.92
<b>TOTAL</b>	<b>645</b>	<b>59.92</b>

### Terms

The premises are available to let on a new internal repairing and insuring lease for a term to be agreed.

Super fast broadband costs upon application.

### Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £12,750 and will remain at £12750 from the 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### VAT

VAT is NOT be chargeable on the terms quoted.

### EPC Rating

The premises has a rating of E ( 113 ). The EPC certificate is available on request.

### 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

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