



Office/ Leisure

1085 Sq Ft  
100.81 Sq M

£14,000 Per Annum

Superbly Presented  
Open Plan Offices  
with Parking in  
Rural Location

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



## Location

The Studio 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 southcoast 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 studio is a well presented self contained commercial building of re-enforced concrete frame construction to side elevations and contoured insulated aluminium roofing. The offices are accessed via attractive glazed sliding doors leading into a main open plan office area with smaller managers office / boardroom off to one side. The property has 2x WCs and kitchenette area at the rear. The offices benefit from carpet tiled flooring throughout, electric cooling/heating via air conditioning (not tested), double glazed exterior windows, LED lighting, ample power points, broadband connections and CAT 5 cabling. Externally there are 4 allocated parking spaces but further parking would be available subject to negotiation.

## Accommodation

Floor / Name	SQ FT	SQM
Ground – Main Office Area	812	75.44
Ground – Managers Office/ Boardroom/ Office Two	212	19.70
Ground – Kitchen	61	5.67
<b>Total</b>	<b>1,085</b>	<b>100.81</b>

## Terms

The offices are available on an effective full repairing and insuring lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £11,000. Interested parties are asked to contact Horsham District Council to ascertain their rate liability and whether they are eligible for 100% small business rates relief.

## Summary

- + Rent – £14,000 Per Annum
- + VAT – VAT is not to be charged on the quoting terms.
- + Legal Costs - Each party to pay their own legal costs unless otherwise agreed
- + EPC – B (50)
- + Service Charge - The property is subject to a service charge of £800 + VAT per annum towards the upkeep of the car park and surrounding grounds. Further details available upon request.

## Viewing & Further Information

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