



OFFICE TO LET

UNIT 3

Cobbs Mill Units, Sayers Common, Hurstpierpoint, BN6 9HN

MODERN A RATED EPC OFFICES SITUATED IN
PICTURESQUE LOCATION TO LET

580 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

| | |
|-----------------------|--|
| Available Size | 580 sq ft |
| Rent | £15,600 per annum inclusive of service charge, water & sewage charges exclusive of rates, VAT (where applicable) utilities, COMM's & all other outgoings. Rent is payable monthly in advance by way of bank standing order. |
| Business Rates | The space needs to be re-assessed as it will be split with unit 4. Previously as a single unit till Oct 2020 the RV was £7,000. |
| Service Charge | The rent is inclusive of service charge. Based on the previous rating when split before it would indicate that the property would qualify for a small business rate relief discount. |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs. The landlord will look to produce the documentation themselves. If solicitors are required the landlord will look for the tenant to make a contribution of £1000 plus VAT towards his legal costs. |
| EPC Rating | A (21) |

Description

Constructed in 2017 the property comprises purpose built offices arranged over ground & 1st floors forming part of this attractive development. on the ground floor the space includes a disabled WC & kitchen with vinyl floors. The 1st floor is carpeted whilst there is perimeter trunking, double glazing & LED lighting throughout. In addition to be a great space there are also wonderful countryside views as well as a shared garden area where a picnic table is located. There is also 3 parking spaces designated to the property & the property benefits from an A rated EPC.

Location

Situated in a picturesque location next to the listed Cobbs Water Mill in Sayers Common, conveniently located close to the A23 as well as Hurstpierpoint, Burgess Hill & Hassocks. Access to the A23, A27, & M23 as well as Crawley, Brighton & Gatwick is very well placed by car making this a desirable spot for those travelling by road.

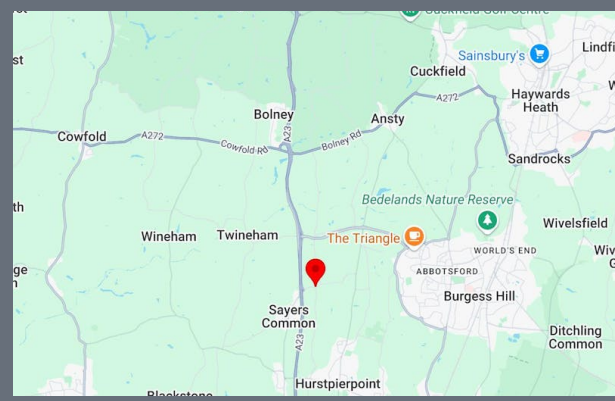
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|------------------------------|------------|--------------|
| Ground - Office with Kitchen | 209 | 19.42 |
| Ground - Disabled WC | 45 | 4.18 |
| 1st - Office | 371 | 34.47 |
| Total | 625 | 58.07 |

Terms

Available by way of a new internal repairing & insuring lease for a term of 5 years with provision for a tenant only break on the 3rd anniversary subject to 6 months prior written notice. The lease will be excluded from The Landlord & Tenant Act 1954 (Part II). A 3 month rent deposit will be required.



Get in touch

Max Pollock

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max@eightfold.agency

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Eightfold Property

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Energy performance certificate (EPC)

Unit 3 Cobbs Mill Units
Mill Lane
Sayers Common
HASOCKS
BN6 9HN

Energy rating

A

Valid until:

9 April 2028

Certificate number:

9277-3034-0386-0100-0291

Property type

B1 Offices and Workshop businesses

Total floor area

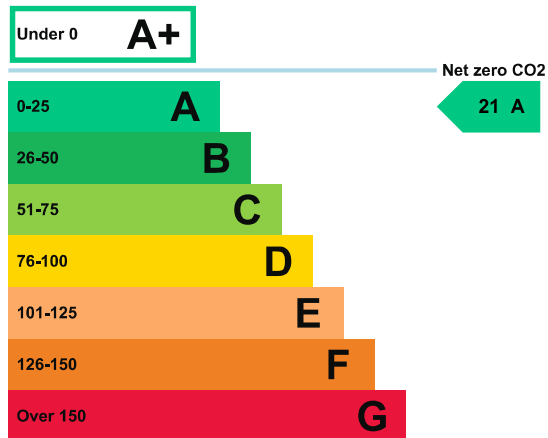
85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

84 D

Breakdown of this property's energy performance

| | |
|--|------------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Mechanical Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 14.87 |
| Primary energy use (kWh/m2 per year) | 88 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0020-0148-7369-7394-2002\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| | |
|-----------------|--|
| Assessor's name | Bryan Wood |
| Telephone | 01904 674890 |
| Email | mail@thefesgroup.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

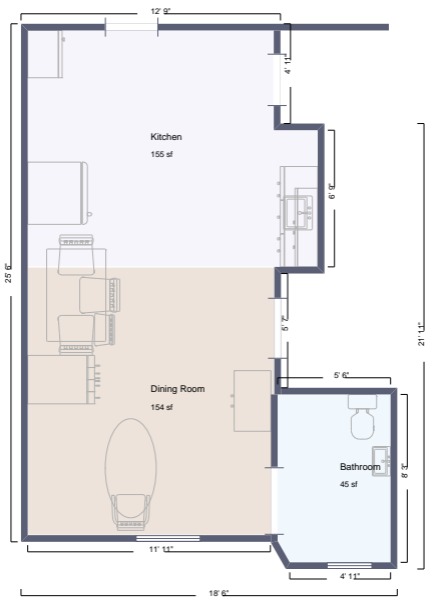
| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/013257 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | FES Construction Consultancy Group Ltd |
| Employer address | Clifford Chambers, 4 Clifford Street, York, YO1 9RD |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 10 April 2018 |
| Date of certificate | 10 April 2018 |

Floorplan

Approximately 391 sf total



made with
polycam

Floorplan

Approximately 371 sf total



made with
polycam