



1ST FLOOR, NORTH END YARD, PETWORTH GU28 9NH
REFURBISHED OFFICE - TO LET
TWO OFFICE SUITES - 32.5 SQM's / 350 SQ FT

HENRY ADAMS - SOLE AGENT
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BACKGROUND

We are delighted to bring to the market a self contained office suite on the 1st floor of a business unit at North End Yard, Petworth.

The office suite has been fully refurbished. Light and airy with a dedicated entrance on the ground floor. Parking available on site.

ACCOMMODATION

Open plan space with a shared WC on the ground floor and shared kitchen on the 1st floor

<u>SPACE</u>	<u>SQ M's</u>	<u>SQ FT</u>
Unit 1 : Main office	32.5	350
Total	32.5	350

Parking to be agreed as space can be allocated in the main yard.

NON DOMESTIC RATES

Rateable value to be provided in due course - unit is being re-assessed by the Valuation Office.

PLANNING

B1 - office use only.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 : B26

COMMERCIAL TERMS

A new internal repairing business tenancy is available from the freeholder. Rental set out below.

<u>SPACE</u>	<u>Rent pa</u>	<u>Rental pcm</u>
Unit 1 : Main office	£4,980	£415
Total	£4,980	£415

Rental above **includes** base rent, building insurance, a contribution to power consumption and general upkeep of the exterior of the building.

Rental **excludes** VAT and business rates.

For further information and viewings please contact Martin Trundle. 01243 532222 / martin.trundle@henryadams.co.uk

Subject to Contract - Nov 2020



MAIN OFFICE



YARD FOR PARKING

