



Hardham Mill Business Park
Mill Lane, Pulborough, West Sussex RH20 1LA

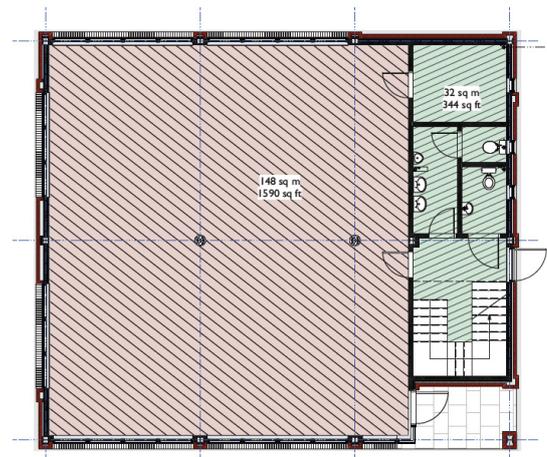
TO LET

BRAND NEW CONTEMPORARY OFFICE

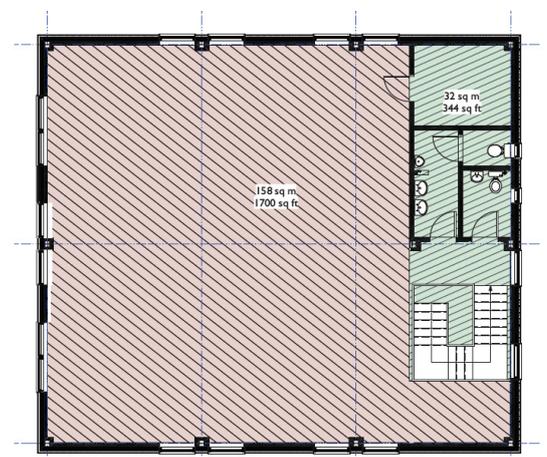
Total Size: 3,420 sq ft

Key Features:

- Brand new self contained office building with contemporary design
- Within rural location close to the beautiful river Arun and in the South Downs National Park
- Mainline railway station at Pulbrough giving access to London stations within 80 minutes
- All amenities available in Pulborough including Doctors Surgery, Tesco's and Sainsbury's
- Good range of local pubs some within walking distance
- Large self contained car park
- Open plan floor plates with male and female WCs on each floor
- Polished concrete floor to ground and raised floor at first



GROUND FLOOR



FIRST FLOOR



Location

Pulborough is an attractive South Downs town situated on the A283 providing access to the A24 to Worthing (seven miles) Horsham (11 miles) and Gatwick Airport and London beyond. The mainline station at Pulborough gives access to London within 80 minutes

The property is situated just south of Pulborough in a rural location but close to the amenities of the town.

Accommodation

A newly built office building over two storeys in landscaped surroundings with large external car park. Of steel frame construction with lower brickwork and vertical timber clad external elevations under a pitched steel panel roof.

Internally the ground floor has a finished and polished concrete floor with surface mounted lighting to the ceiling and perimeter trunking. The first floor is open to the eaves giving a vaulted space and benefits from a raised floor. Each floor is open plan in layout but also has a separate room off the main space which could be used as a meeting room/server room/kitchen/staff area or similar.

There are male and female WCs to each floor accessed from the service core allowing the floors to be sub divided if necessary.

The property benefits from mains electricity and water. Drainage is to a Klargestar. There is no gas. The accommodation has the following approximate floor areas (IPMS-3):

| | |
|--------------------------|--------------------|
| Ground Floor Main Office | 1,597 sq ft |
| Additional Side Office | 81 sq ft |
| First Floor Main Office | 1,654 sq ft |
| Additional Side Office | 88 sq ft |
| Total | 3,420 sq ft |

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £55,450 per annum exclusive (£16.50 per sqft).

Consideration would be given to let the property on a floor by floor basis.

The Landlord reserves the right to charge a small service charge contribution to the shared access road to the site.

Business Rates

| Rateable Value | UBR | Rates payable pa |
|----------------|-------|------------------|
| £29,750 | 0.499 | £14,845.25 |

The above information is based on the 2020 to 2021 multiplier. For further information visit <https://www.gov.uk/calculate-your-business-rates>

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

To be confirmed.

Planning

We understand that the premises benefit from a Class B1 office use under the Town & Country Planning (Use Classes) Order 1987, as amended.

VAT

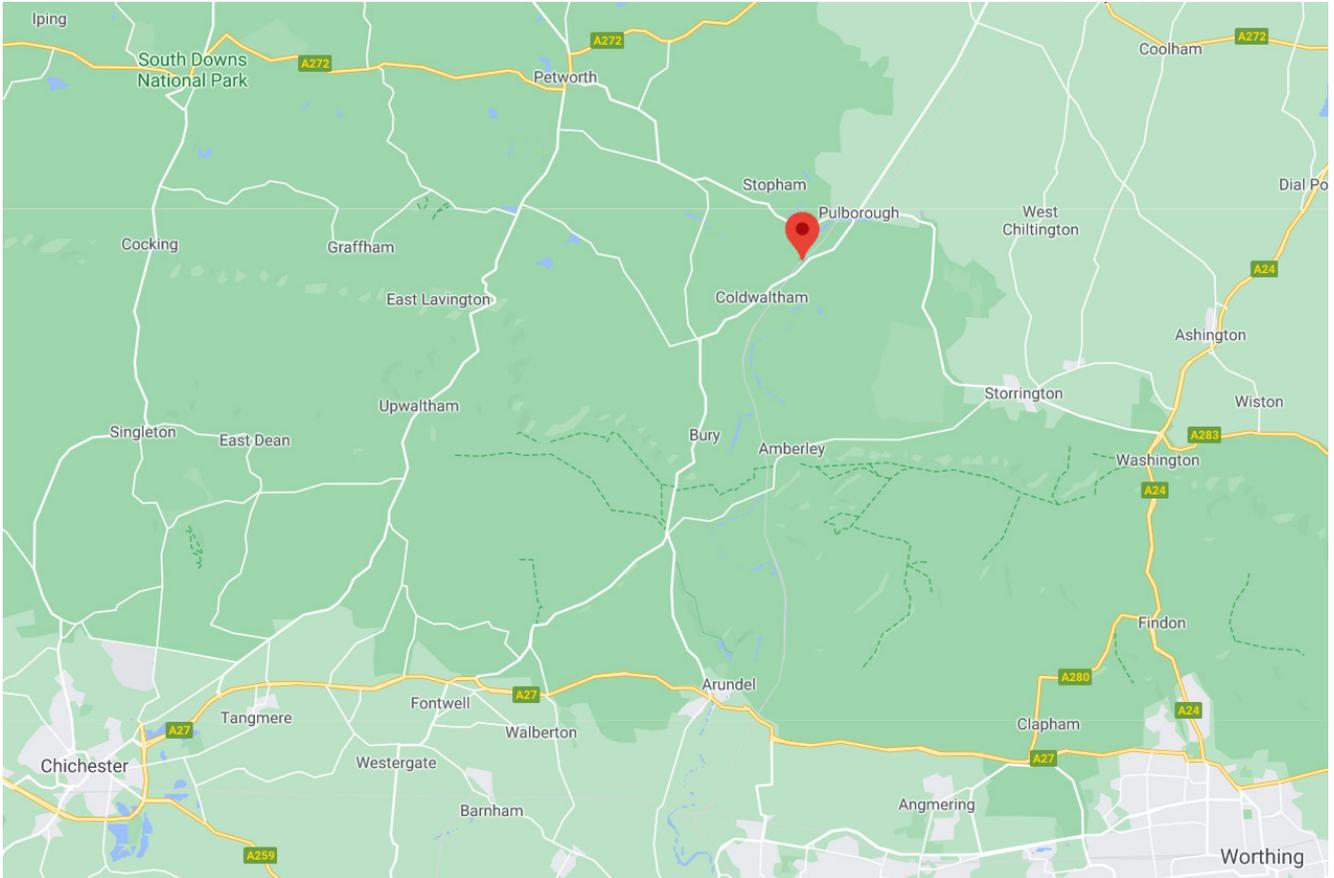
We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



9 June 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH