

1,017 SQ FT (95 SQ M)

WELL-PRESENTED OFFICES WITH ON-SITE PARKING

FAST ROAD LINKS TO THE A23/A27

TO LET



100% SMALL BUSINESS RATES RELIEF AVAILABLE

**SUITE G (FF) PAVILION HOUSE, KING BUSINESS CENTRE
REEDS LANE, SAYERS COMMON
WEST SUSSEX BN6 9LS**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The village of Sayers Common is located off the A23, being approximately 4 miles to the south-west of Burgess Hill and approximately 7 miles to the north of Brighton & Hove City. King Business Centre is conveniently located off the B2118 on Reeds Lane, which provides direct road connections to A23 (M23/A27) and beyond. There are local amenities available in the nearby village of Hurstpierpoint 1.3 miles to the east and the Shell Filling Station / Starbucks 1.2 miles to the immediate north. A location plan and street view are available through Google Maps by typing in the property's postcode BN6 9LS

Road Connections	Distances
A23	1 mile north-east
A27 via A23	7.4 miles south
M23 via A23	10.2 miles north-east

DESCRIPTION

Pavilion House is a multi-let, purpose-built office building of red brick construction under a pitched tiled roof.

ACCOMMODATION (net internal area)

Suite G (comprising 4 rooms) 1,017 sq ft (95 sq m)

FEATURES

- Raised flooring with inset sockets
- Cat II lighting
- Kitchenette
- Oil fired central heating
- Roof eaves storage
- Ladies & gents' toilets (shared)
- 4 allocated parking spaces

TERMS

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £13,750 + VAT per annum exclusive (£13.52 per sq ft), payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a quarterly service charge of £762.75 + VAT payable for the maintenance of common areas and upkeep of the estate. The charge principally covers estate management fees, sewage plant maintenance, central heating and boiler servicing, lighting to common parts, estate security, fire equipment servicing, all mowing and gardening maintenance to pathways, parking area and landscaping.

BUSINESS RATES (2021/2022 FINANCIAL YEAR)

The Rateable Value advertised by www.gov.uk is £10,750. The Uniform Business Rate multiplier for 2021/2022 is 49.9p in the £ making the Rates Payable £5,364.25. Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rates Relief. Interested parties are advised to contact Mid-Sussex District Council Rates Department on 01444 477 264 to verify these figures.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

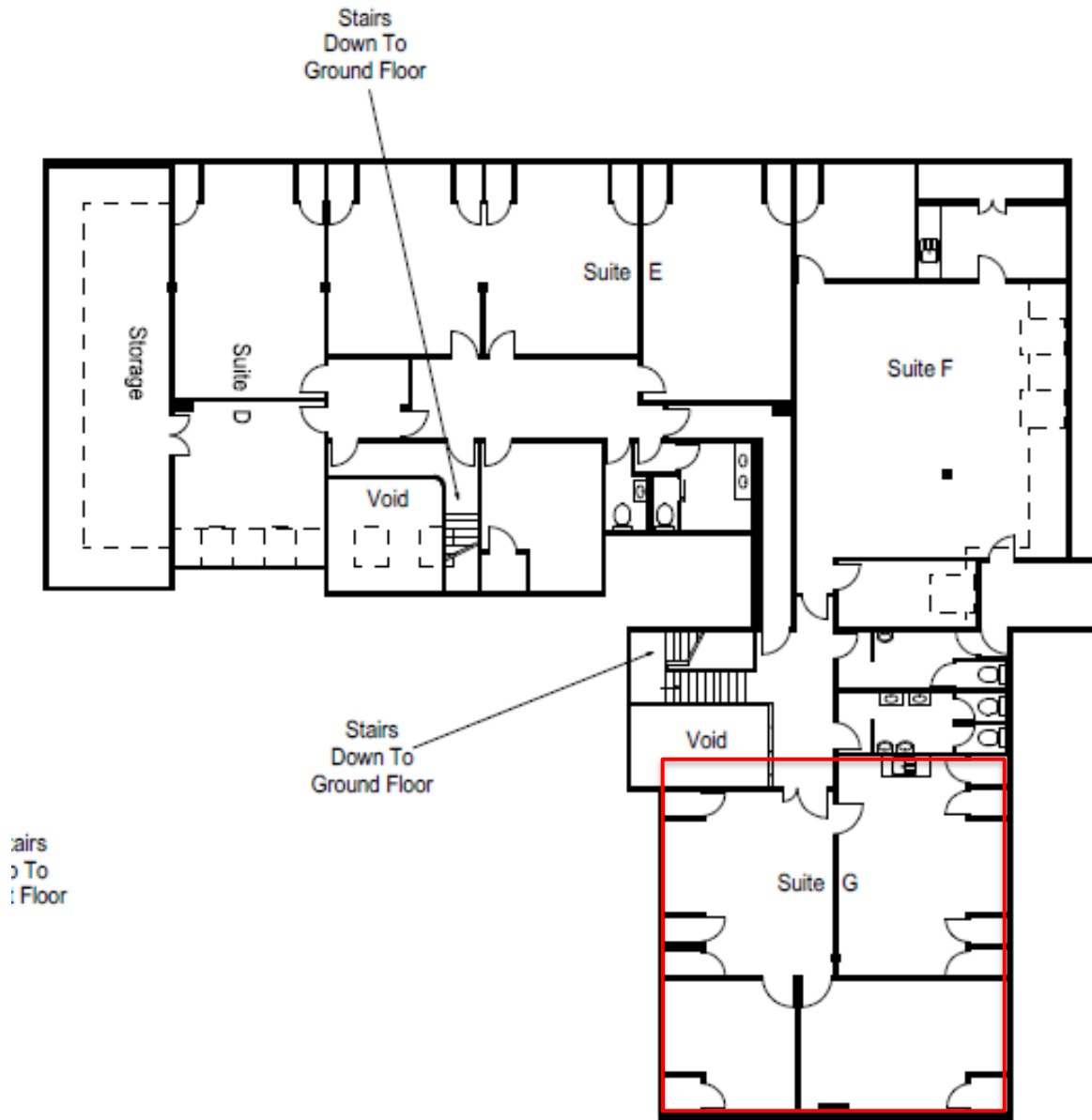
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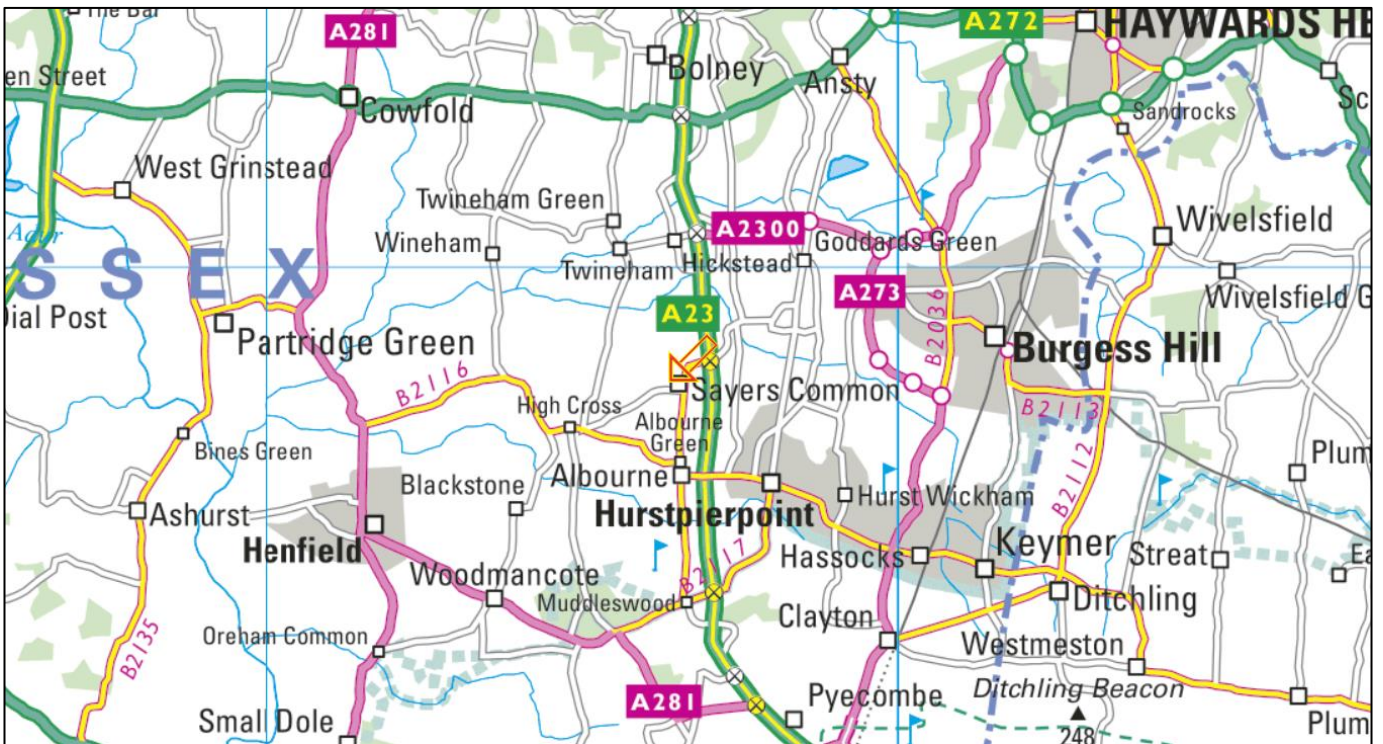
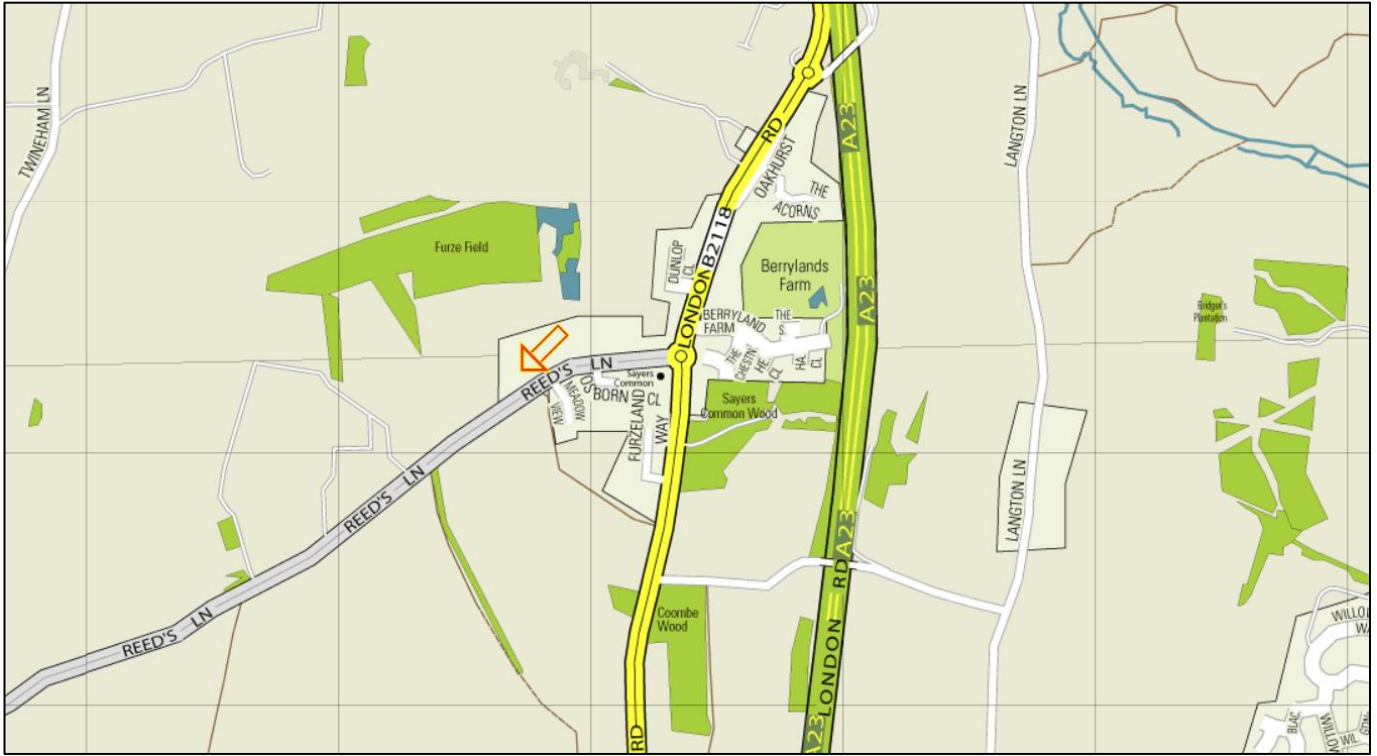
andrew.algar@henryadams.co.uk

FLOOR PLAN - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

LOCATION MAPS - NOT TO SCALE



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls within Band C (70). A certificate can be made available by email on request or downloaded on-line from Gov.UK website portal.