

## ATTRACTIVE RURAL OFFICES - 1,953 SQ FT

### THE STONE BUILDING, PADDOCKHURST ROAD, TURNERS HILL, Nr CRAWLEY, WEST SUSSEX RH10 4SF

- Self-contained offices in attractive barn conversion
  - On site car parking
  - Garden break-out area
- Easy access to M23, Gatwick and Crawley town centre

**TO LET - £22,500 PA**

## SITUATION

The Stone Building sits on the B2100 Paddockhurst Road about a mile to the west of Turners Hill, six miles to the southeast of Crawley town centre, eight miles to the southeast of Gatwick Airport and five miles to the southwest of East Grinstead in a rural, yet accessible location. Motorway connections are within about three miles at Junction 10A of M23 reached via the Balcombe Road B2036. Rail services are available from Crawley, Three Bridges and Balcombe Station all within a ten to fifteen minute drive time.

## DESCRIPTION

The Stone Building provides a self-contained converted barn offering flexible office space on two floors. The ground floor sub-divides in to 3 main office areas off an entrance lobby where there are male and female WCs and stairs to first floor. The first floor provides a main office, with demountable partitioning creating two further offices areas. At first floor there is also a fitted kitchen and a storage area.

The specification includes: a mixture of carpeted and vinyl covered floors, ceiling mounted Cat II lighting and fluorescent strip lighting, regularly spaced small power points, Cat V cabling in perimeter trunking, oil-fired central heating and own entry access.

Externally there is space for the parking of at least eight vehicles. To the rear of the building there is a small storage unit. Adjoining the Stone Building there is an area of lawn, available for the exclusive use of the tenant, offering views across the countryside to the south.

speeds to the Estate of up to 330 MB per second. Tenants are responsible for their own connections on the Estate.

## ACCOMMODATION

The property comprises 1,953 sq ft of office and ancillary accommodation on ground and first floors with areas as follows:

### Ground

Offices – 1,079 sq ft (100.21 sq m)

### First

Offices - 653 sq ft (60.65 sq m)

Kitchen – 117 sq ft (10.84 sq m)

Store room - 18 sq ft (1.69 sq m)

### External

Storage – 86 sq m (8.02 sq m)

The areas are net internal and approximate.

## LEASE

The property is offered on a new internal repairing lease direct from the landlord for a term by agreement, excluding the security of tenure provisions of the Landlord & Tenant Act 1954. The landlord insures the building and recovers the premium from the tenant; the tenant pays for utilities and other outgoings direct.

The incoming tenant will be required to lodge a deposit

equivalent to three months' rent prior to the commencement of the term. Financial or personal references may be required, as well as a reference from a previous landlord, if applicable.

## TERMS

£22,500 per annum or £1,875 per calendar month exclusive of utilities and business rates. Subject to contract.

Rent and other payments exclusive of VAT.

## USE

B1 offices. Alternative uses may be considered subject to planning.

## BUSINESS RATES

The tenant will be responsible for business rates. The Stone Building has a rateable value of £18,000; the liability (2013/2014) is £8,478 based on 47.1 p in £. Further information from Mid Sussex Business Rates Department on 01444 477564.

## PLANNING

Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex RH16 1SS. Tel: 01444 458166.

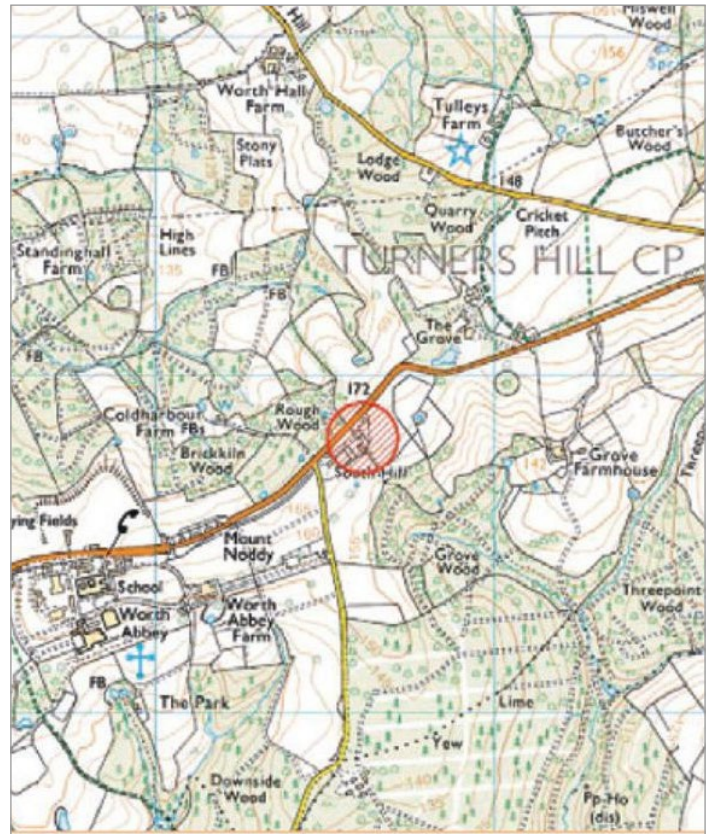
## EPC

The property has an Energy Performance Asset Rating of 101 within Band E.

## VIEWING

Viewing and further information from the agents

**RH & RW Clutton - 01342 410122**



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