



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: First Floor modern Office Suite in Village Centre

Unit 25 Lintot Square, Fairbank Road, Southwater, RH13 9LA



On the instructions of Horsham District Council

The premises comprise a first floor open plan office suite within a modern two storey office building, located to the rear section of Lintot Square, in Southwater village centre. The suite benefits from a fitted kitchenette area and WC/disabled WC facilities are shared with the ground floor office suite.

KEY FEATURES

- Within popular village square
- 1 designated parking space plus central visitors car park
- Suitable for a variety of occupiers
- Flexible terms available
- 598 sq ft

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LOCATION

The property is situated within Lintot House just to the east of the Lintot Square retail parade with adjacent occupiers including business and professional services, and the offices of Southwater Parish Council, Library and other services.

Lintot square was developed in 2006 as part of the £25 million village centre renewal project which now comprises a good range of local and national retailers, along with residential and office units. A central car park is provided for short term visitor car parking.

Southwater is a large and expanding village located about 4 miles south of Horsham and 20 miles south west of Crawley and Gatwick Airport with a resident population of now in excess of 11,000. The village has seen significant growth in the past 15 years.

The 70 acre Southwater Country Park with three lakes and other leisure amenities is located close to the village centre.



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| | | | | |
|----------------------|---|-----------|------------|---------------------------|
| PROPERTY DETAILS | Office Unit | 598 sq ft | (55.56 m2) | To Let: £12,250 pa |
| DESCRIPTION | The premises comprise a ground floor office suite with kitchenette and shared use of WC facilities within a two storey building situated to the rear of Lintot Square. | | | |
| ACCOMMODATION | The net internal floor area has been calculated to be approximately of 598 sq ft (55.55 m2) . One designated car space will be included with this demise. | | | |
| LEASE | A new effectively full repairing and insuring lease available on flexible terms to be agreed. | | | |
| RENT | £12,250 per annum exclusive | | | |
| SERVICE CHARGE | A service charge is applicable towards the upkeep and maintenance of the building and common parts of Lintot Square. This is currently levied at [£TBC] per annum exclusive. | | | |
| EPC | Rating 'B' (43) - click here to download | | | |
| SERVICES | Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any interested party satisfies themselves in this regard. | | | |
| BUSINESS RATES | Rateable Value: £5,400 Rates Payable: £2,694.60 (2020/2021) Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or www.horsham.gov.uk to verify this information. | | | |
| VAT | VAT will be applicable | | | |
| LEGAL FEES | Each party to be responsible for their own legal fees | | | |
| VIEWING ARRANGEMENTS | Strictly via prior appointment through Sole Agents Graves Jenkins | | | |
| CONTACT | | | | |



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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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