



The Nail Barn East & West, Floodgates Farm , Castle Lane, West Grinstead, West Sussex, RH13 8LH

**SMALL RURAL OFFICES TO LET ON A NEW LEASE
SUPER FAST BROADBAND AVAILABLE & PARKING
174 - 429 SQ FT (16.16 - 39.85 SQ M)**



THE NAIL BARN EAST & WEST, FLOODGATES FARM, CASTLE LANE, WEST GRINSTEAD, WEST SUSSEX, RH13 8LH

Location

Floodgates Farm is located on the Knepp Estate in West Grinstead, directly off the A24 (Worthing Road). Horsham is located approximately 6.6 miles north and Billingshurst is 7.5 miles to the West. Local amenities close by at the Buckbarn Services include a Texaco Garage, Asda Supermarket and McDonalds Restaurant. The Knepp Wilding Kitchen (café / restaurant & farm shop) is one mile to the south in Dial Post.

Description

This rural property was converted a few years ago and refurbished. There are two small offices Nail Barn East and Nail Barn West. The offices benefit from the following amenities/features:

- Carpeted flooring
- Electric heating
- New modern doors, windows and lighting
- Shared WC facilities
- Car parking
- Cat 5 Cabling
- Security Gate (locked at night)

Accommodation

The property has the following approximate net internal floor area:

| | Sq Ft | Sq M |
|----------------|------------|--------------|
| Nail Barn East | 255 | 23.69 |
| Nail Barn West | 174 | 16.16 |
| TOTAL | 429 | 39.85 |

Rent

The premises are available to let on a new internal repairing and insuring lease for a term to be agreed. The rent is as follows:

Nail Barn East- £500 pcm
Nail Barn West- £320 pcm

Service Charge

There is a service charge for the upkeep of the communal facilities with further details on application. Superfast fibre broadband available.

VAT

VAT is applicable on the terms quoted

EPC Rating

EPC rating is E - 106.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

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