



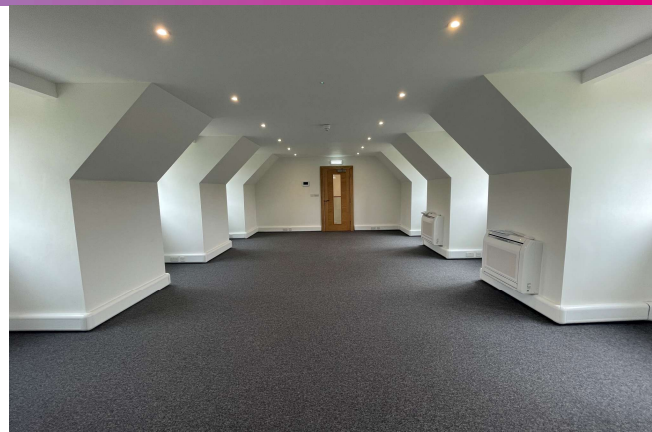
OFFICE

1,654 Sq Ft
(154 Sq M)

RENT: £30,000 PER ANNUM

Newly Refurbished High Specification Rural Office with Allocated Parking To Let

- + Situated in Rural Location with Superb Views Across The Sussex Countryside
- + Superb Transport Links
- + Refurbished Ground and First Floor Office Accommodation with Excellent On-site Parking
- + Internal Repairing Lease Available
- + Offices Available by Way of New Lease with Immediate Occupation Available
- + Viewing Highly Recommended



Location

The Camelia Botnar Foundation is located on Maplehurst Road just outside the village of Cowfold in the heart of the West Sussex countryside near Horsham. Set within a spacious rural estate the Foundation provides a peaceful and supportive environment where young people can develop practical skills, gain work experience and build confidence. Despite its tranquil setting the site benefits from superb road connections via the A272 and A24 making it accessible from Horsham (8 miles North), Haywards Heath (10 miles East) and Worthing (17 miles South). The combination of the countryside location and a purpose built facility creates an ideal setting for education, vocational training and personal development.

Description

Library Court sits within a site of approximately 500 acres on a multi faceted agricultural estate incorporating a charitable training centre, livery yards, offices and a variety of light industrial units. Library Court has been subject to extensive refurbishment to create superb modern open plan office accommodation located over ground and first floor levels. Benefitting from LED lighting, perimeter trunking with CAT 6 cabling, high speed fibre broadband, air conditioning, double glazing and carpeted flooring. The offices are ready for immediate tenant occupation with further benefits including DDA compliant WC and modern kitchenette at ground floor level and external EV car charger.

Externally there is private undercover breakout area with views across the estate to the rear of the property, whilst at the front there are gardens and off road parking from approximately 6-10 vehicles.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Offices	904	84
First Floor Half Landing with WCs	180	17
Second Floor	570	53
Total	1,654	154

Terms

The unit is available to let upon a standard estate lease of a term of between 3-10 years to be agreed on an Internally Repairing and Insuring Basis.

Business Rates

The property is subject to a re-assessment from the VOA (Valuation Office Agency). Further details available to interested applicants upon request.

Summary

- + **Rent** - £30,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Insurance & Service Charge** – Further Information Available Upon Request
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – A(18)
- + **AML** - In accordance with anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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