

WELL PRESENTED RURAL OFFICE

2,741 sq ft (254.63 sqm)



Oakley

Your Sussex Property Expert



Unit 4 Chanctonfold, Horsham Road, Steyning, West Sussex BN44 3AA

- Office located in rural location
- Excellent condition
- Allocated parking
- Open-plan office space on ground & first floor, along with individual smaller offices

TO LET

Commercial & Residential Property throughout Sussex

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LOCATION

The property is located within the Chanctonfold Business Estate. The Estate is a multi-let complex of eight office units located close to Steyning (1.7 miles to the south). The city of Brighton & Hove is located only 13 miles to the southeast and accessed via the A24 and A27 arterial roads. Horsham is also in close proximity to the north and only 13 miles away. The business estate benefits from convenient access to the A283 which links to the A24 with links providing northbound routes and easy access to the A27 for access to the south coast.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN44 3AA.

DESCRIPTION

The property is laid out over two floors with entrance hall, open-plan office, three smaller offices, kitchen/break out area and WC block all located on the ground floor. On the first floor, the property is arranged as two open-plan office spaces, both of which benefit from air conditioning and views across to the South Downs. The property also benefits from being situated in a rural location with use of the grounds, oil heating and allocated parking spaces.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground Floor</i>	<i>1,660</i>	<i>154.22</i>
<i>First Floor</i>	<i>1,081</i>	<i>100.41</i>
<i>Total accommodation</i>	<i>2,741</i>	<i>254.63</i>

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£44,500 per annum exclusive.

VAT

VAT is applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year (2026) provided by the Valuation Office Agency www.voa.gov.uk is £42,250. To satisfy a tenant's rates payable figure please visit the link for the correct multiplier: <https://www.gov.uk/introduction-to-business-rates>

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-73.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

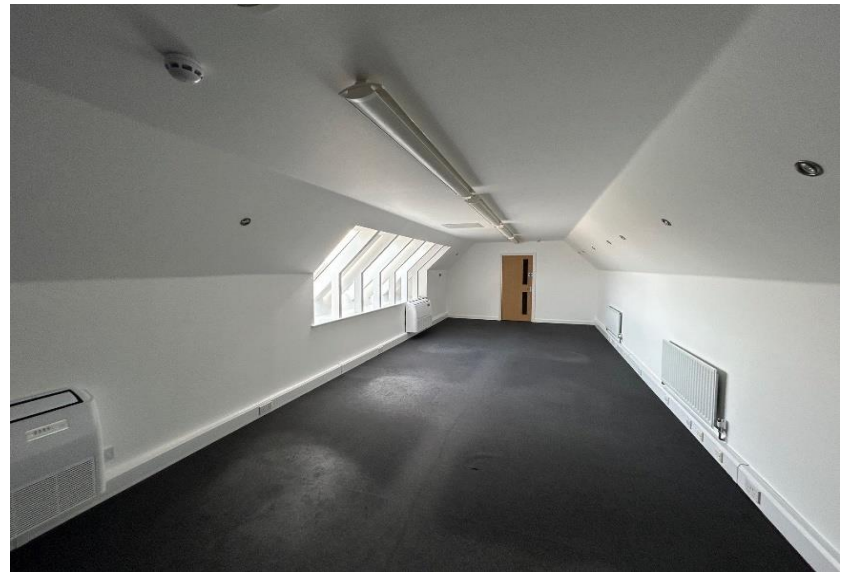
Main switchboard: 01273 688 882

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All images, maps, plans and boundaries are for reference purposes and not to scale.

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