



## **Nissen Hut, Floodgates Farm , Castle Lane, West Grinstead, West Sussex, RH13 8LH**

**SMALL RURAL OFFICE TO LET & ADJOINING NAIL BARN OFFICE AVAILABLE TO RENT  
ON SITE PARKING & HIGH SPEED FIBRE BROADBAND AVAILABLE  
540 SQ FT (50.17 SQ M)**



## NISSEN HUT, FLOODGATES FARM , CASTLE LANE, WEST GRINSTEAD, WEST SUSSEX, RH13 8LH

### Location

The Nissen Hut is located with a small rural business park on the Knepp Castle Estate.

Floodgates Farm is located in West Grinstead in the heart of West Sussex directly off the A24 (Worthing Road). The market town of Horsham is located approximately 6.6 miles to immediate north and Billingshurst is 7.5 miles to the East. Local amenities close by at the Buckbarn Services include a Texaco Garage, Asda Supermarket and McDonalds Restaurant.

### Description

This converted wartime building benefits from the following amenities/features:

- Carpeted flooring
- Electric heating
- New modern doors, windows and lighting
- WC and kitchen unit
- Car parking

### Accommodation

The property has the following approximate net internal floor area:

	Sq Ft	Sq M
Nissan Hut	540	50.17
<b>TOTAL</b>	<b>540</b>	<b>50.17</b>

### Rent

The premises are available to let on a new internal repairing and insuring lease for a term to be agreed at a quoting rent of £855 per month + VAT.

### Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £10,500. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### Service Charge

There is a service charge for the upkeep of the communal facilities with further details on application. Superfast fibre broadband at £50 pcm + VAT.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

EPC rating is D- 90

### 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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