



Unit D, William Booker Yard,
Walberton. BN18 0PF

TO LET

WELL PRESENTED FIRST FLOOR OFFICE SUITE WITH PARKING

Total size 78 sq m (837 sq ft)

Key Features:

- Picturesque village location
- Three parking bays (plus one visitor bay)
- Open plan layout
- Kitchenette
- Own W/C on ground floor level and shared use of disabled WC
- Good natural light
- Vaulted ceiling with exposed timber frame
- Rent £13,400 pa, inclusive of service charge, buildings insurance, water and sewage disposal
- 100% small rate relief possible





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Location

Walberton is a picturesque village in the Arun district of West Sussex located five miles north-west of Littlehampton and south of the A27 south coast trunk road providing an easy commute by road. Barnham is two miles south of Walberton and has a train station offering easy access to London and other cities such as Brighton and Southampton.

Accommodation

This first floor office accommodation is largely open plan and benefits from good natural light and high ceilings, creating a pleasant working environment. Within the office area is a kitchenette, with WC facilities on the ground floor. There are three car parking spaces, with an additional visitor bay.

We have measured the accommodation to have an approximate NIA of 78 sq m (837 sq ft).

EPC

The property has an EPC rating of C(62).

Terms

The accommodation is available to let by way of a new internal repairing only lease for a term to be agreed at an annual rent of £13,400. This figure is inclusive of service charge, water, building insurance and sewage.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

Rateable value: £7,900

The occupier may be entitled to 100% Small Business Rate relief.

VAT

The building is not currently registered for VAT so it is not applicable at present.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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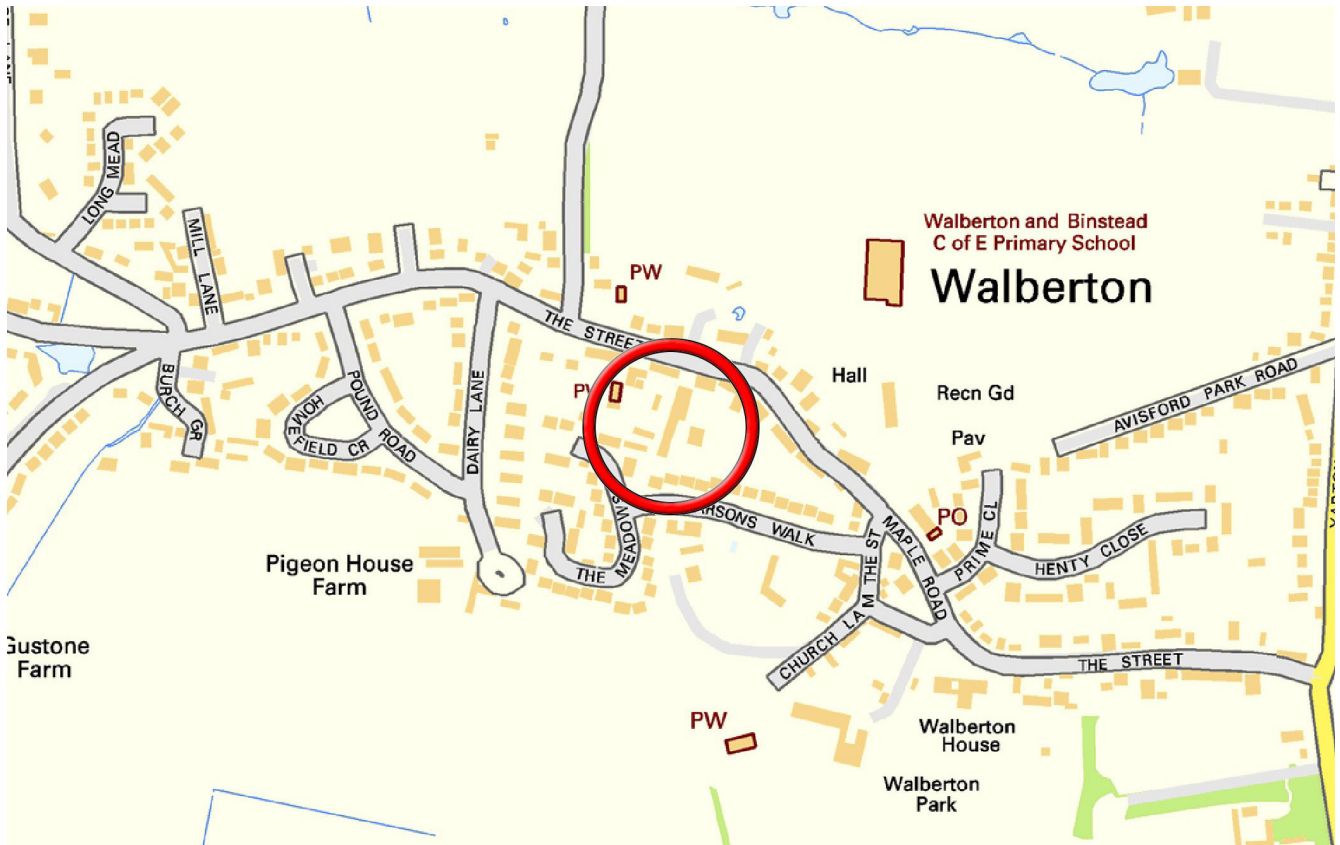


April 2024

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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For identification purposes only.