



Unit 5d, Old Station Yard,
Station Road, Petworth, West Sussex, GU28 0JF

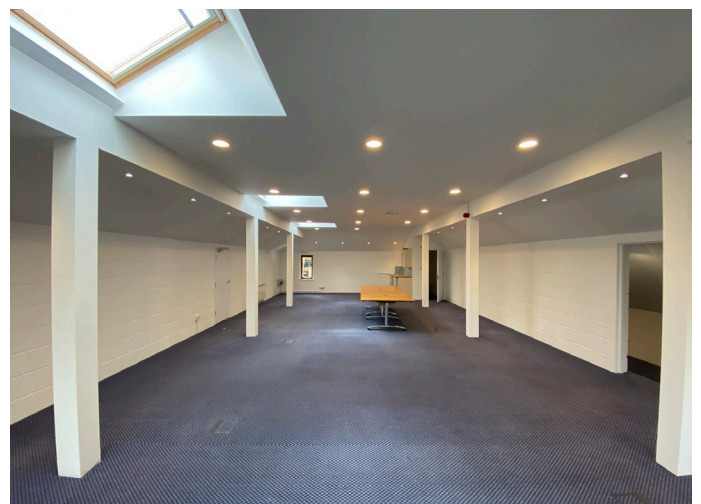
TO LET

FIRST FLOOR OFFICES WITH PARKING

Total NIA - 1,375 Sq Ft (127.73 sqm)

Key Features:

- Rural setting next to the former Petworth station
- Located on the A285, 1.5 miles south of Petworth
- On site parking for 5 vehicles, though additional spaces may be available
- Carpeted throughout
- Kitchenette & W/C
- Available immediately
- Could suit multiple uses (stpc)





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Location

Petworth is an attractive market town located at the junction of the A272 between Billingshurst and Midhurst, and the A383 between Chichester and Guildford.

Situated approximately 1.5 miles south of Petworth on Station Road, the property is located on the site of the former station yard, next to the old railway station, which is now a B&B.

Accommodation

The premises comprise of self contained, first floor offices. Configured as one large open plan room, adjoined by a long office to the side, the offices benefit from carpeting throughout, spot lighting, floor boxes with data cabling, skylights, electric panel heating, kitchenette & W/C.

Parking is available for approximately 5 vehicles, with the option for more by separate negotiation.

The accommodation has the following approximate floor areas (IPMS-3):

Area	Sq Ft	Sq M
Main Office	1,104 sq ft	102.55 sq m
Side Office	271 sq ft	25.18 sq m
Total	1,375 sq ft	127.73 sq m

EPC

We understand the property to have an EPC rating of C (64).

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £15,500 per annum exclusive.

Business Rates

The premises are currently assessed as two offices; 5C & 5D, which have rateable values of £3,700 & £12,500 respectively.

The rateable value may therefore need to be reassessed and interested parties should make their own enquiries to satisfy themselves of their business rates liability, and any potential rates relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

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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PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH