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020 7629 1533 35c North Row, Mayfair, London W1K 6DH

# TO LET

# REDUCED **IMPRESSIVE MODERN OFFICE BUILDING WITH PARKING**

474 - 1,012 SQ FT (44 - 94 SQ M)







No 1, Swan Court **Station Road Pulborough West Sussex RH20 1RA** 

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



**Property Management** giulianosantoro@astonrose.co.uk





**Investment** kenmorgan@astonrose.co.uk





**Building Consultancy** jamescoulling@astonrose.co.uk



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# 01903 507751

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#### Location

The property is located adjacent to the junction of Station Road (A283) and London Road (A29), within the attractive rural town of Pulborough.

Swan Court is situated opposite the Takanzo restaurant within a mixed use area. Pulborough mainline railway station is only a four-minute walk from the property and provides regular services to London and Brighton within 1 hour 30 minutes.

# **Description**

Swan Court is a small office development arranged around a landscaped central courtyard offering an attractive and secure working environment. To the rear is a large private car park.

Unit 1 comprises a well-specified self-contained modern office building arranged over ground and first floors. It is situated at the front of the development in a high profile position. The ground floor has been sub-divided into two good sized offices by a high quality part-glazed partition system, incorporating integral blinds. The first floor remains fully open plan. The accommodation has excellent natural light and benefits from a high standard of fit and finish throughout.

### **Specification**

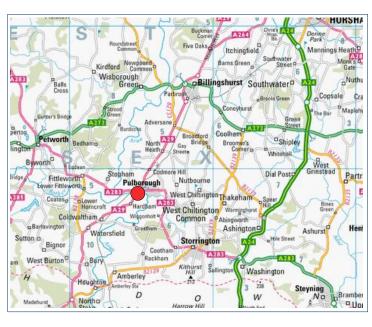
- \* 4 private car spaces
- \* Secure gated courtyard
- \* Part air-conditioned
- Data points fitted
- \* Security alarm (not tested)
- \* Door entry phone
- \* Bespoke fitted cupboards (first floor)
- \* Gas Fired central heating
- \* Inset dimmable spotlighting
- \* Fitted kitchenette
- WC with high quality fittings
- Venetian window blinds

# **Accommodation (approximate NIA)**

 Ground Floor
 44m²
 474ft²

 First Floor
 50m²
 538ft²

 Total
 94m²
 1,012ft²



#### **Lease Terms**

The premises are available by way of a new FRI lease for a term to be negotiated.

#### Rent

£10,000 per annum exclusive.

## **Rating Assessment**

As listed in the 2010 rating list - Rateable Value £11,500. Uniform Business Rate 2011/12 43.4p showing rates payable of £4,991. Interested parties are advised to verify this information with the rating authority.

#### **Energy Performance Certificate**

EPC available on request.

## **Legal Costs**

Each party is responsible for its own legal costs.

# Viewing and further information

For further information or to arrange an appointment to view, please contact the joint agents:

Paul Brierley
Aston Rose
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paulbrierley@astonrose.co.uk

Mark Minchell Flude Commercial 01243 819000 m.minchell@flude.com

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