

TO LET

**IMPRESSIVE MODERN OFFICE
BUILDING WITH PARKING**

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

**RENT
REDUCED**



**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
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Building Consultancy
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Sales, Lettings & Acquisitions
paulbrierley@astonrose.co.uk

Landlord and Tenant, Rating
johnwilliams@astonrose.co.uk

Valuation
duncanpreston@astonrose.co.uk

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	44m ²	474ft ²
First Floor	50m ²	538ft ²
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
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01903 507751
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Mark Minchell
Flude Commercial
01243 819000
m.minchell@flude.com

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