

TO LET

DETACHED CHARACTER BUILDING WITH OVER 25 PRIVATE CAR SPACES

Approx 2,599 sq ft (241.4 sq m)



**The Victorian Barn
The Victorian Business Centre
Ford Lane, Ford
Nr Arundel BN18 0EF**

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

helenmighall@astonrose.co.uk



Investment

markminchell@astonrose.co.uk



Building Surveying

jamescoulling@astonrose.co.uk



Sales, Lettings & Acquisitions

paulbrierley@astonrose.co.uk



Landlord and Tenant, Rating

johnwilliams@astonrose.co.uk



Valuation

duncanpreston@astonrose.co.uk

Location

The premises are situated on the south side of Ford Lane, some 400 yards from its junction with Ford Road. The main A27 is approximately two miles to the north and the A259 South Coast Road approximately two miles to the south.

Description

The Victorian Business Centre comprises a small courtyard development of three character converted office buildings each with excellent parking facilities.

The subject property comprises an attractive detached Victorian barn, converted in the last 15 years to a modern office specification. The property is arranged over ground and first floor levels and offers a mix of open plan and private offices of varying sizes. Many original features remain, including exposed oak beams and exterior detailing.

The interior partitioning can be arranged to create more/less open plan space as required. Details on application.

The specification includes:

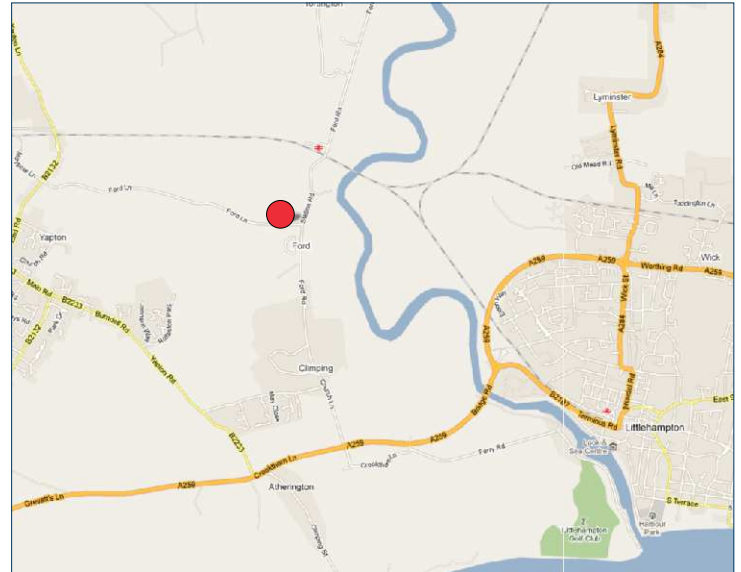
- central heating
- fully carpeted
- feature reception area
- kitchenette
- server suite
- surface mounted lighting
- disabled WC
- shower room
- full width, boarded and fully accessible loft space
- vertical window blinds throughout

Floor Area (Approx Net Internal)

Ground Floor	1,258 sq ft	117 sq m
First Floor	1,341 sq ft	124.6 sq m
Total NIA	2,599 sq ft	241.4 sq m

Terms

A new lease for a term to be negotiated is offered. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 (Part 2). Full details on request.



Rent

£25,000 per annum exclusive of VAT and business rates.

Rent Deposit

Dependent on tenant status, a rent deposit or guarantee may be required.

Business Rates

As entered on the 2010 Rating List, the property has a Rateable Value of £21,750. Rate payable for 2011/12 approximately £9,000.

Legal Costs

Each party to pay their own costs incurred.

Viewing

Strictly by appointment through sole agents Aston Rose:

Paul Brierley on 01903 507751
paulbrierley@astonrose.co.uk

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
helenmighall@astonrose.co.uk

Investment
markminchell@astonrose.co.uk

Building Surveying
jamescoulling@astonrose.co.uk

Sales, Lettings & Acquisitions
paulbrierley@astonrose.co.uk

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

Valuation
duncanpreston@astonrose.co.uk