



**KNEPP**  
CASTLE ESTATE



## **THE GRANARY, PONDTAIL FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LN**

- **SELF CONTAINED OFFICE & INDUSTRIAL BUILDING TO RENT**
- **898 SQ FT (83.51 m<sup>2</sup>)**
- **EXCELLENT ACCESS TO A24/A272 AND WITH PARKING**
- **HIGH SPEED FIBRE BROADBAND AVAILABLE**

**Colyer Commercial**  
CONSULTANT SURVEYORS

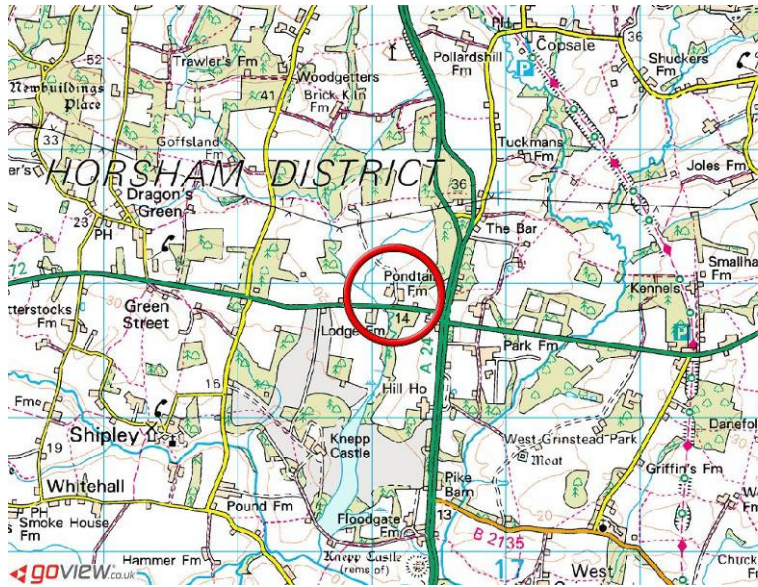


# THE GRANARY, PONDTAIL FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LN

## Location

The entrance to Pondtail Farm is located at a distance of a few hundred metres west of the junction of the A272 Heathfield to Petersfield trunk road and the A24 London to Worthing trunk road. The location provides excellent access on to the national motorway network via the A272, A24 and A23. Gatwick Airport is within easy driving distance.

## Location Map



## Description

As part of the Pondtail Farm Development, these units were sympathetically restored and refurbished to create a scheme of high quality business units. This premises benefits from the following amenities/features:

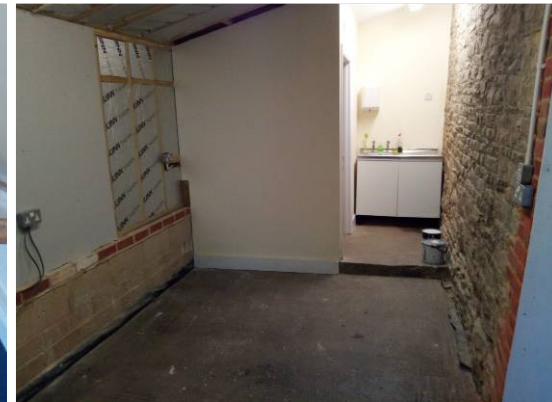
<ul style="list-style-type: none"><li>• Carpeted 1<sup>st</sup> floor</li></ul>	<ul style="list-style-type: none"><li>• High Speed fibre broadband</li></ul>
<ul style="list-style-type: none"><li>• Ample Parking</li></ul>	<ul style="list-style-type: none"><li>• WC facilities</li></ul>
<ul style="list-style-type: none"><li>• Small Kitchen area</li></ul>	

The ground floor is currently set out as a storage/work shop with offices at first floor.

## Floor Areas

We have measured the premise on a gross internal floor area basis as follows:

	Sq m	Sq ft
Ground Floor- Workshop/ store Rooms	47.89	515
First Floor Office	35.62	383
Total floor area	83.51 m <sup>2</sup>	898 sq ft



# UNIT 13, THE GRANARY, PONDTAIL FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LN

## Terms

The premises are available to let on a new effectively full repairing and insuring lease for a term to be agreed. The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

There is a service charge for the upkeep of the communal facilities. The service charge covers external maintenance and repairs. Further information available upon application.

## Rent

£900 per calendar month

## Service Charge

£75 pcm + VAT. (£900 pa).

## Business Rates (Small Business Rates Relief)

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £9,000  
UBR (2024/2025) 49.9 p in the £

Small business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Fibre Broadband

Super Fast Fibre broadband with costs upon application.

## EPC

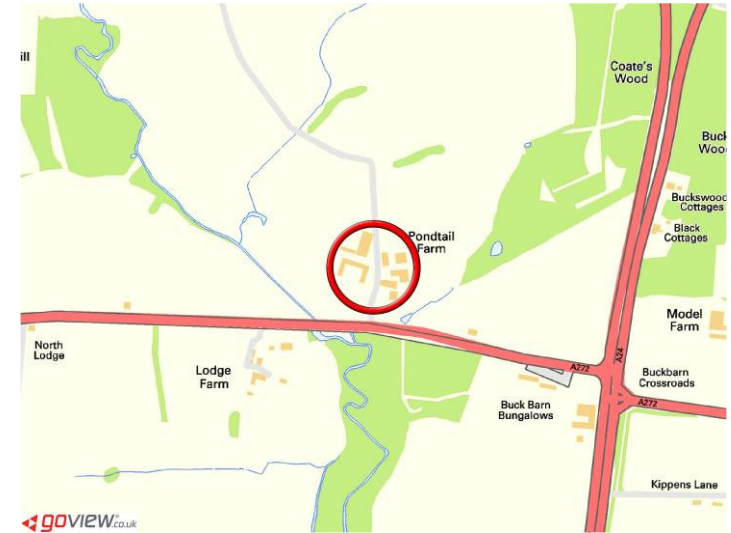
The property has an EPC rating of E (112). Certificate available upon request.

## VAT

VAT will be chargeable on the rent and service charge.

## Legal Costs

Each party to be responsible for their own legal costs.

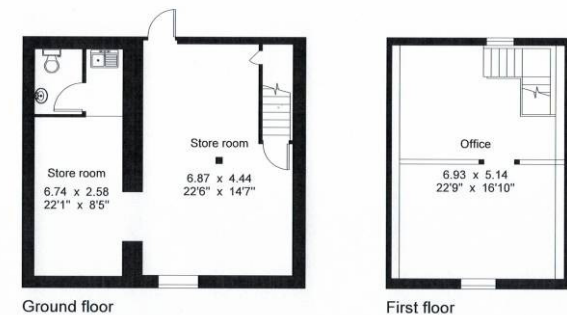


## The Granary, West Grinstead

Gross internal area (approx.)

84.3 sq m (907 sq ft)

For identification only - Not to scale  
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STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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