



4-5 SWAN COURT, STATION ROAD, PULBOROUGH, WEST SUSSEX, RH20 1RL

- **MODERN SELF-CONTAINED OFFICES TO LET**
- **CAR PARKING & ATTRACTIVE LANDSCAPING**
- **WALKING DISTANCE TO PULBOROUGH RAILWAY STATION**
- **FROM 836 SQ FT (77.33 SQ M)- 2,331 SQ FT (216.67 SQ M)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are located on the north side of Station Road fronting the main A283, allowing access to the nearby towns of Arundel and Petworth via the A29. The premises are located in the centre of Pulborough, close to the railway station which is at the Western end of the village.

Description

The units form a terrace and can be accessed individually from ground floor level.

Each unit is effectively open plan on both ground and first floors. The units are available as a whole or individually to suit an occupier's requirements.

- Cable trunking to the skirting
- Gas fired central heating
- Inset spot and tube lighting
- Entry phone system
- Kitchenette (Unit 5) / tea points (unit 4).
- Ground floor WC's in both units.
- On-site parking for nine cars- five for unit 5 and four for unit 4.



Floor areas

The accommodation comprises the following approximate net internal floor areas:

	Sq m	Sq ft
Unit 4- Ground Floor	36.43	392
Unit 4- 1 st Floor	41.30	444
Total	77.73 m²	836 Sq FT
Unit 5- Ground Floor	67.55	727
Unit 5- 1 st Floor	71.39	768
Total	138.94 m²	1,495 Sq FT
Total Combined Area	216.67 m²	2,331 Sq Ft

Business Rates

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

Unit 4 has a Rateable value of £10,000. (100% Small business rates relief is available subject to status).

Unit 5 has a Rateable value of £18,000.
UBR (2025/2026) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small Business rates relief maybe applicable for eligible businesses.

Lease

A new lease (s) is available on terms to be agreed.

Rent

£15 per sq ft per annum exclusive.

Service Charge

There is a modest service charge applicable towards the upkeep of the common parts. Further details upon application.

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.

VAT

VAT is Not applicable.

EPC

We understand the property to have an EPC rating of C (66). Certificate available upon request.

Office 5- Ground Floor



Office 5- First Floor





Rear Car Park



Office 4- First Floor



Office 4- Ground Floor

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.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

TIM SHEPHERD
01403 275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403 275275
office@colyercommercial.co.uk

