



**UNIT 5, PONDTAIL FARM, WEST GRINSTEAD, WEST SUSSEX, RH13 8LN**

- **SUPERB OPEN PLAN RURAL OFFICES TO LET- 685 SQ FT**
- **ON SITE PARKING & HIGH SPEED FIBRE BROADBAND**
- **PART OF A THRIVING RURAL COMPLEX**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## 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, A/M23 and M25. Gatwick Airport is within easy driving distance.

## Description

The premises comprise open plan, self contained ground floor office accommodation, configured across three rooms. The office benefit from the following:

- Fully carpeted
- Kitchen & WC facilities
- Suspended Cat II Lighting
- Double glazing
- Electric heating
- At least 5 car parking spaces
- Hatched loft area

## Floor Areas

The property has the following approximate net internal floor area:

Floor	Sq m	Sq ft
Ground floor offices	60.91	656
Kitchen	2.72	29
Total	63.63 m <sup>2</sup>	685 sq ft

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.

## Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £12,250 per annum.

There is a service charge for the upkeep of the communal facilities with further details on application.

Fibre broadband costs upon application.

## VAT

VAT is chargeable on the terms quoted.

## Business Rates

### Small business rates relief available.

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

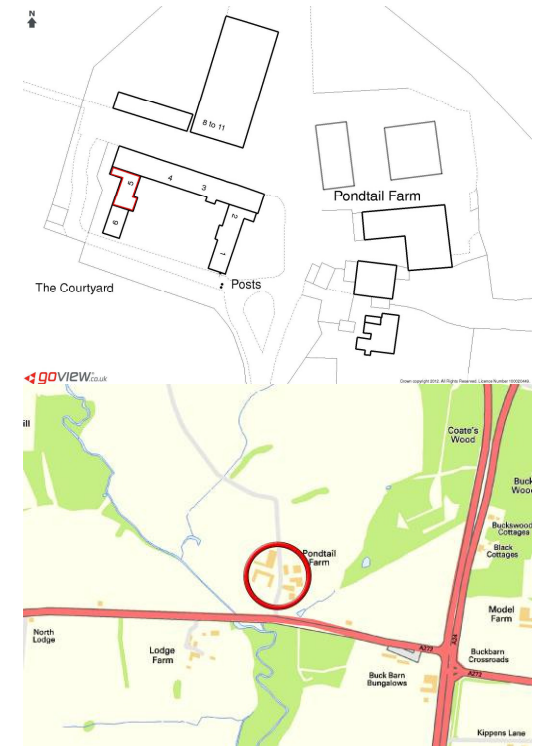
Rateable value: £9,500  
UBR (2025/2026) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## EPC Rating

The EPC has been ordered and will be available shortly.

## Location Map



**STRICTLY BY APPOINTMENT WITH LANDLORD'S AGENTS**

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