



PRELIMINARY DETAILS
RECENTLY REFURBISHED RURAL OFFICES
1000-1900sq ft(92.9-176.5sqm)
In landscaped setting with ample parking



**THE FORGE OFFICES, CUCKFIELD ROAD,
STAPLEFIELD RH17 6ET**

Location: the Forge Offices are located on the western side of Cuckfield Road, just to the south of the village of Staplefield approx. 1/4m south of the village green. The A23(N+S) is within 2 miles at Handcross.

Spectrum House • Beehive Ring Road • Gatwick Airport • RH6 0LG

www.kba-property.co.uk

Tel: 01293 422202

Description: The offices comprise two suites on the first floor of this two storey purpose built office building clad to blend in with its rural surroundings. There is an attractive timber clad portico to the front elevation.

The offices lie in a landscaped setting with outside seating by an attractive pond and stream.

Accommodation: Office 3 provides largely open plan accommodation with a partitioned meeting/Board room and adjoining Comms room.
Office 4 provides open plan accommodation. Both suites have kitchenette facilities.

Amenities:

*Fully Air Conditioned *Carpeted *Double Glazed Windows

*Kitchenette *Suspended ceilings with inset LED lighting * EV Charging points

*7 Parking spaces per suite *DDA compliant Lift and WC

TENURE: New leases are available on terms to be agreed outside the Security of Tenure provisions of the Landlord and Tenant legislation.

BUSINESS RATES:

Unit 3: RV £14,000

Unit 4:RV £13,000

NB Some tenants may be eligible for Small Business Rates Relief. Contact Mid-Sussex District Council for further details:01444 477564: reveue@midsussex.gov.uk

RENT: On application

VAT: VAT is payable at the prevailing rate.

SERVICE CHARGE: Approx £3.26/sq ft in the current year.

EPC: C.65 Further information available on request.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

VIEWING: Strictly by appointment through the joint sole agents:-

Ken Boyle @ KBA

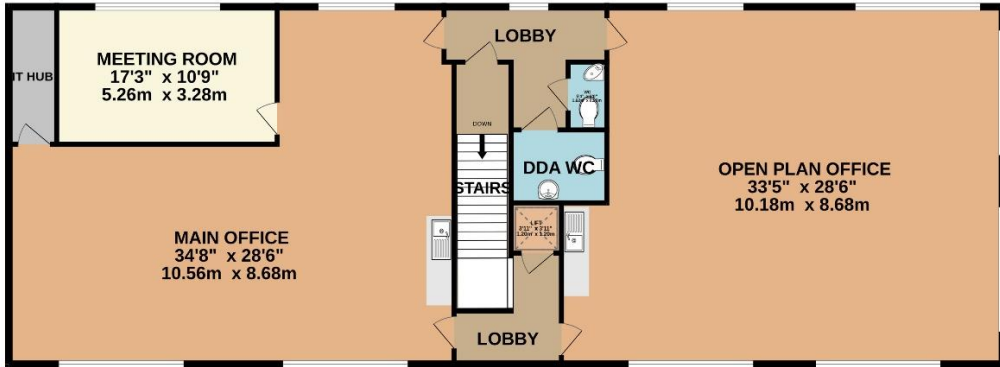
01293 422202

Marcus Grimes @ Marcus Grimes 01444 451818

Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

www.commercialleasecodeew.co.uk

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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