

Butts Works Offices

Wisborough Green, West Sussex



Viewings

Strictly by appointment but can be arranged at short notice if required.

Contact:

David Pearce
01403 700479

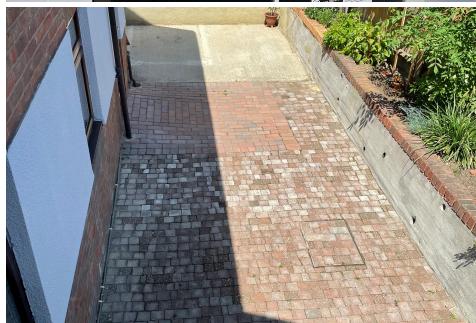
david@jamespearce.co.uk

Situated to the East of the South Downs National Park in West Sussex. A good sized, bright and airy office facility, centrally located in the picturesque village of Wisborough Green.

The premises are in a secure, quiet location to the western side of the village green and within easy walking distance of all village amenities. Previously used for vintage restoration.

Key Features:

- High quality established business location
- Excellent links to London and the South Coast
- Secure gated premises with 24 hour CCTV
- Ubiquiti Enterprise Ethernet with UPS backup
- Superfast fibre optic broadband available
- BT standard line pre connected and included



- Ground floor suspended ceiling with LED panel lighting
- Raised floors with sockets & CAT 6 network connections
- Air conditioned (air source heat pump) heating & cooling
- Panel lighting to first floor
- Three stage data trunking throughout
- New carpeting pre fitted
- Disabled facilities
- Separate male & female WCs
- Secure onsite forecourt parking
- Outside garden/leisure area
- Private meeting room
- Kitchen facilities
- Attractive rural, convenient location
- Inclusive rental
- Monthly licence basis
- Unfurnished
- Immediate Availability

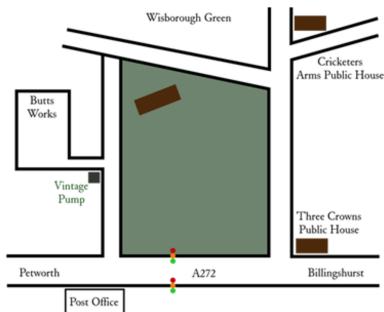
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Butts Works Offices and Parking



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The ground floor comprises of reception area, toilets, disabled facilities, access to rear garden, light and spacious open plan office, kitchenette and store room. The first floor has a good size private meeting room, smaller kitchenette and further open plan office with adjacent store room.

The larger village of Billingshurst is approximately three miles to the East via the A272, with its main line station providing regular rail services to Gatwick and London Victoria and the south coast. Further rail links are available at Shalford and Guildford to the North. Gatwick Airport is 25 miles to the North East, with a regular local taxi service available to Gatwick and Heathrow.

The market town of Petworth, a centre for arts and culture is located three miles to the South West and set in the beautiful South Downs National park, surrounded by the walls of Petworth House and Park.

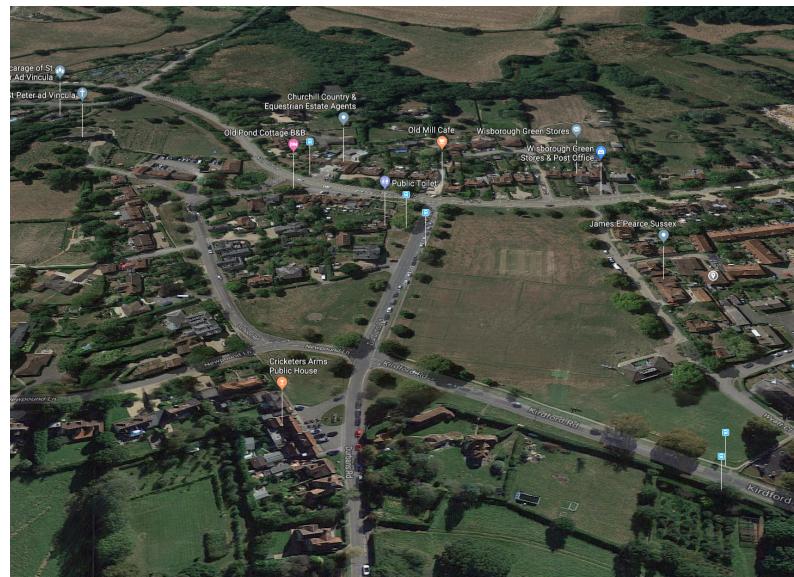
The historic market town of Horsham with major shops, restaurants and supermarkets is approximately eleven miles to the North East, offering much for visitors and locals alike.





Wisborough Green is a charming English village, with large village green, two public houses, church, pond, cafe, primary school, post office and village stores. Annual events include charity ballooning and cricket, Village Fete and flower show and vintage car club visits.

Nearby attractions include Fishers Farm Adventure Park, Brolly Brewing, the Spitfire Experience and the Wey and Arun Canal Trust. There is an excellent selection of pubs and restaurants in the district, with B&B and hotel accommodation. Goodwood historic motor racing circuit is thirty minutes drive.



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TO LET

From approx. 982 sqft (91.24 sqm) to 2,225 sqft (206.7 sqm)

High quality office accommodation in an attractive village location. Previously used as a workshop for vintage car restoration the property has been extensively refurbished to provide an excellent office facility with on-site parking. The space is available as a whole or on a floor-by-floor basis.

The premises has the following net internal floor areas.

Ground Floor	1,243 sqft	115.46 sqm
1 st Floor	<u>982 sqft</u>	<u>91.24 sqm</u>
TOTAL	2,225 sqft	206.7 sqm

LICENCE FEE

£18.75 per sqft per annum inclusive*

*Building insurance, service charges, line rental and water rates all included within the licence fee. Electricity is not included but charged back at cost. Tenant directly responsible for arranging own internet and VoIP services.

USE

Offices or other businesses eligible under Class E (Commercial Business & Service)

EPC rating of C (60)

TENURE

Monthly licence basis with 3 months minimum term.
Fees payable monthly in advance. One month deposit.
Subject to contract. Each party to bear their own legal costs.

BUSINESS RATES

Individual floors benefit from 100% Small Business Rate Relief.

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