



**OFFICES / MEDICAL**

723 Sq Ft  
(67 Sq M)

**RENT: £15,200 Per Annum**

## Picturesque, Rural Office Suite with Parking To Let

- + Situated on Private Farm with Stunning Views of The South Downs
- + Close To A27 Trunk Road
- + Superbly Presented Ready For Immediate Tenant Fit Out
- + Offices With Separate Boardroom
- + All Inclusive Rent - All Utilities Included and Starlink Internet
- + New Lease Terms To Be Agreed
- + Viewing Highly Recommended





## Location

Situated in the South Downs to the north of Shoreham and the A27 trunk road. The Stables, Erringham Farm is accessed via a quiet lane that leads to the farm estate and Mill Hill nature reserve. Surrounded by outstanding countryside plenty of walks are on the doorstep of the property, whilst a variety of destinations towns & city's are situated a short drive away which include Brighton & Hove to the east, Horsham to the North & Worthing & Chichester to the West. Shoreham railway station can be accessed by car within a few minutes which provides regular services along the coast as well as links to London. Brighton & Hove City Airport is located approximately 3 miles to the south.

## Description

Located in the heart of the Sussex Downs, this barn conversion offers a unique opportunity to lease rural offices with stunning views in an idyllic setting. The available offices provide largely open plan office accommodation with separate meeting room and managers office. In addition to the office space there is attractive staff kitchen and WC facilities. The offices benefit from laminate flooring, LED lighting, permitter trunking for data and electrics, air conditioning/heating (not tested) and double glazing. The offices are fully furnished and are being offered to the market with utilities and Starlink internet included within the quoting rent. The property is available for immediate occupation.

Externally there is allocated parking via secure gated entrance. There is also a patio area for outside meetings or staff relaxation.

## Accommodation

Floor / Name	SQ FT	SQM
Office One	248	23
Office Two	121	11
Kitchen	95	9
Reception / Store	65	6
Meeting Room	158	15
WC	36	3
<b>Total</b>	<b>723</b>	<b>67</b>

## Terms

The offices are available fully furnished on a new effective FR&I basis. The quoting rent is £15,200 Per Annum and this includes all utilities and Starlink internet.

## Video Tour

<https://tour.giraffe360.com/d52423cfc7ad4a14930559934dca449a/>

## Summary

- + **Rent** - £15,200 Per Annum Exclusive
- + **VAT** – Is To Be Charged On The Rent
- + **Business Rates** – Interested Parties Are Asked To Contact Adur & Worthing Councils Business Rates Department
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – To Follow

## Viewing & Further Information

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