



Carpenter's Workshop, The Old Sawyard
Parham Park, Pulborough RH20 4RP

TO LET

ATTRACTIVE RURAL OFFICE IN COUNTRY ESTATE

Unit 1 - Size: 81.5 sq m (877 sq ft) - LET

Unit 3 - Size: 68.34 sq m (736 sq ft)

Key Features:

- Set in picturesque country estate
- Self contained, with kitchen and w/c
- Ample parking
- Flexible short term agreements available
- Simple form of tenancy agreement available
- No VAT
- Quick occupation possible
- 100% business rate relief possible
- Unit 1 - £14,000 pax - NOW LET
- Unit 3 - £12,000 pax





Carpenter's Workshop

The Old Saw Yard, Parham Park, Pulborough RH20 4RP

Location

Parham Park is an Elizabethan house and estate in the parish of Parham, west of the village of Cootham, and between Storrington and Pulborough, West Sussex, South East England.

Accommodation

Unit 3 benefits from open place office space, attractive exposed wooden beams, carpeting throughout, kitchen & W/C, spot lighting and a log burner.

Unit 1 is now let.

There is also ample parking on site.

We have measured and calculate the accommodation to have the following approximate NIA:

Area	Sq M	Sq Ft
Unit 1	81.5 sq m	877 sq ft
Unit 3	68.34 sq m	736 sq ft

Terms

Unit 3 is available to let by way of a new internal repairing and insuring lease, for a term to be agreed at a commencing rent of £12,000 per annum.

Unit 1 is now let.

EPC

To be assessed.

Planning

We understand that the premises benefit from Class B1(a) Office use within the Use Classes Order 1987 (as amended).

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.

Business Rates

The Carpenters Workshop currently being assessed as a whole for £3,450.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand the property is not elected for VAT, and therefore is not payable on the rent.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White

b.white@flude.com

01243 929141

www.flude.com



Flude
PROPERTY CONSULTANTS

5 November 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH