



**TO LET**

**Softech House**  
London Road, Albourne, West Sussex, BN6 9BN



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## Key Features

- Landmark period building
- Self-contained annex to the rear of the main building
- Suitable for a variety of uses under class E use
- Comprising mostly open plan space with adjoining kitchen and WCs
- Beautiful countryside location
- Generous on-site parking
- Available to let on a new lease
- Rent £28,000 per annum exclusive

## Location & Situation

The property is situated in Albourne, adjacent the main A23, providing easy access southbound to Brighton approximately 9 miles away and Crawley/Gatwick Airport to the north. The charming village of Hurstpierpoint is less than 1 mile to the east.

Despite its beautiful location, it only takes on average, 15 – 20 minutes from Brighton, to reach these offices, park and start your working day. The offices are also uniquely able to offer more parking spaces than most offices in Sussex.

Location pin (what3words) : give.animates.exploring  
<https://what3words.com/give.animates.exploring>





## Description & Accommodation

The main premises comprises a landmark purpose built office building built in the early 1900s. There is a single storey annex to the rear of the main building which provides the larger office space.

The premises benefits from features including:

- IT server room
- Reception area
- Meeting rooms
- Air Conditioned Cooling and Heating (Cheaper than gas to run)
- Cat II lighting
- Perimeter & underfloor
- Disabled Access
- Trunking kitchen, disable WC
- Facility coloured feature lighting

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Rear building, ground floor	1,508 sq ft	140.10 sq m

## EPC

We understand the property to have an EPC rating of C (57).





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## Planning

We understand that the premises benefits 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

## Rateable Value

Rateable Value (2023): Rear office suite                      £18,500

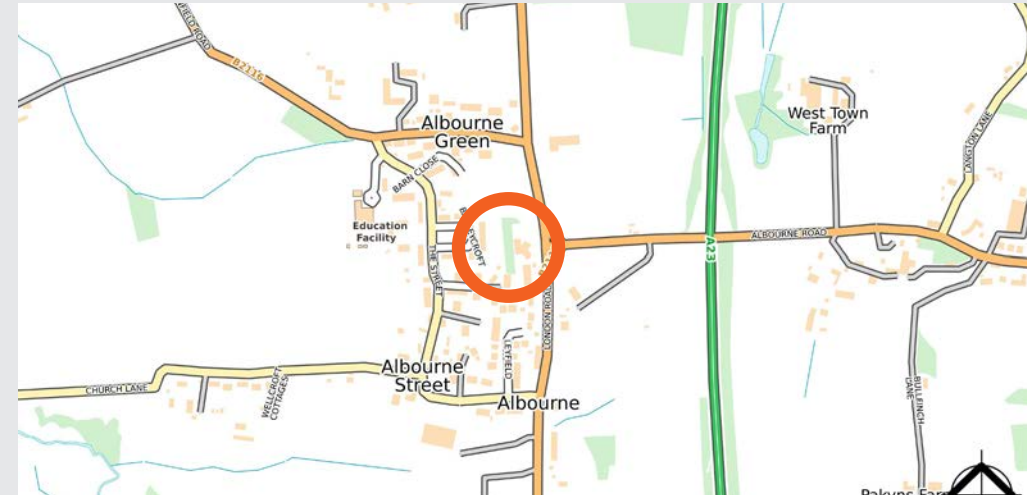
## Terms

The rear building is available to let by way of a new effective full repairing and insuring lease on terms to be agreed and at a guide rental of £28,000 pa exclusive.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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