



Boxes 2 & 4-6, Barlavington Stud  
Folly Lane, Petworth, West Sussex GU28 0LG

**TO LET**

## WELL PRESENTED CONVERTED OFFICES

From 178 sq ft to 646 sq ft

### Key Features:

- High speed broadband available
- Picturesque rural setting
- Ample parking available on site
- Refurbished to a high standard
- Wood burners in each unit
- Courtyard setting
- Good access to Chichester and Petworth
- Available together or separately
- Rent - £18 per sq ft
- 100% small rate relief possible





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## Location

Barlavington Stud is situated in the heart of the Village off Folly Lane which runs under the Downs between Duncton and Bignor. Chichester is approximately 12 miles to the South West along the A285 and Petworth is 5 miles to the North.

## Accommodation

The former Stud boxes have been converted into a range of high quality rural office units in Barlavington near Petworth. The units surround an open courtyard with a central lawn. All units have been finished to a high specification with double glazing, a wood burner and carpet finish.

We have measured and understand the accommodation to have the following Net Internal Areas (NIA):

Area	Sq Ft	Rent (pa)
Box 2 (Triple)	646	£11,628
Box 4		Under Offer
Box 5		Under Offer
Box 6		Under Offer

## EPC

We understand the property to have an EPC rating of B (45).

## Planning

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.



## Terms

The property is available by way of a new internal repairing and insuring leases for a term of 6 years, outside the 1954 Landlord and Tenant Act.

There will be an open market, upward only rent review on the third anniversary, with a rolling mutual break option on 6 months' notice.

The rent is payable monthly in advance by standing order. A three month rent deposit is also required.

## Business Rates

Address: Unit 2, Barlavington Stud  
Rateable Value (2023) £10,800

Address: Unit 4-6, Barlavington Stud  
Rateable Value (2023) £9,100

The occupier may be entitled to 100% Small Business Rate relief.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## VAT

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

## Legal Fees

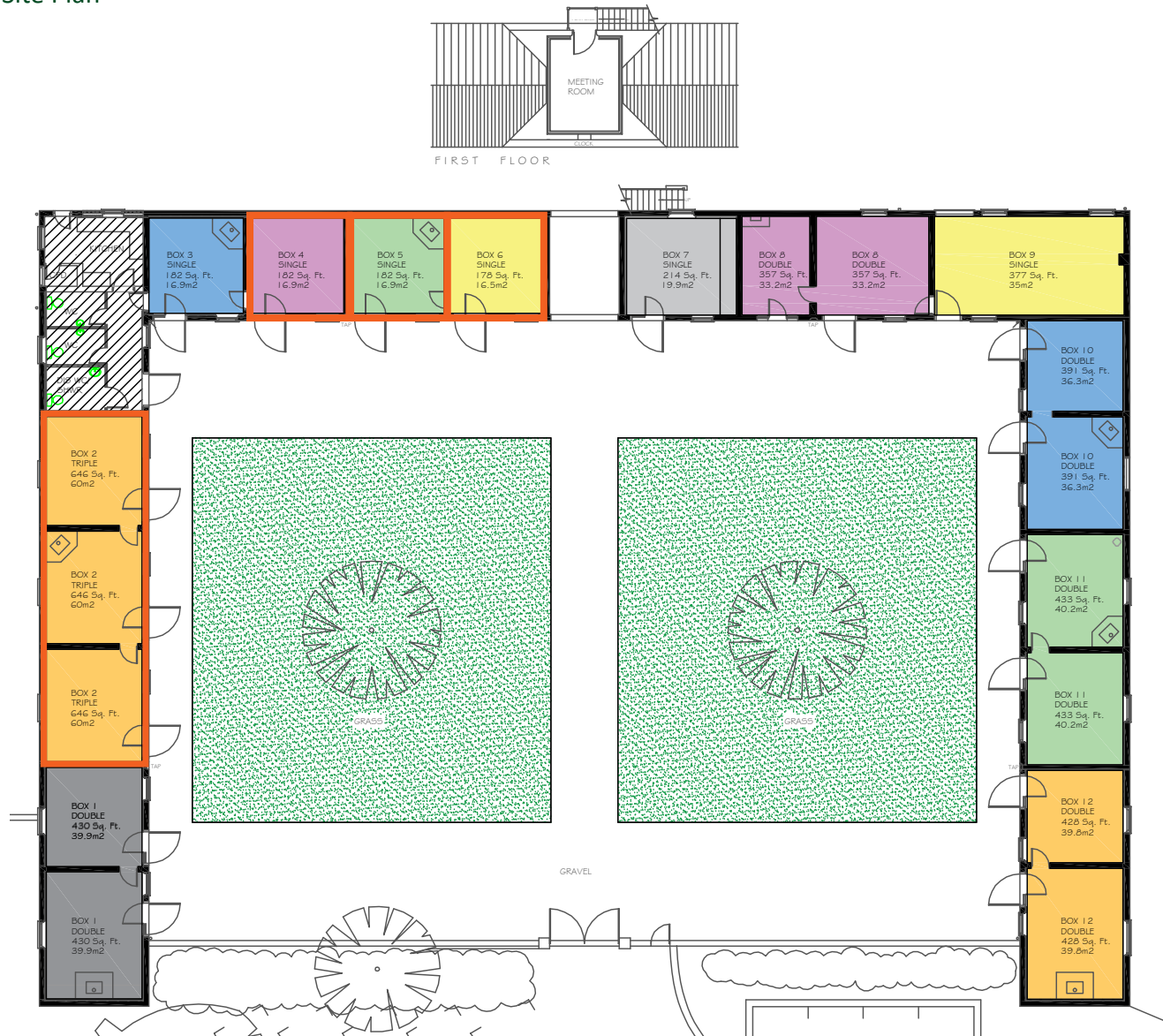
Each party to bear their own legal costs incurred.





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## Site Plan



For identification purposes only.

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.

January 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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