



Unit F William Booker Yard
The Street, Arundel, West Sussex, BN18 0PF

TO LET

Well Presented Office Suite Size 94.8 sq m (1,021 sq ft)

Key Features:

- On site allocated parking
- Good natural light
- Open plan layout
- Perimeter trunking
- Electric heating
- Kitchenette
- Rent £16,000 pax
- To let on a new EFRI lease
- 100% small rate relief possible





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Location

Walberton is a picturesque village located a few minutes to the south of the A27 south coast trunk road and A29 provide easy commuting by road.

Barnham is two miles south of Walberton and has a train station offering easy access to London and other cities, such as Brighton and Southampton.

Description

This ground and first floor self-contained office accommodation benefits from good natural light and high ceilings, creating a pleasant working environment. Within the office area is a kitchenette, with WC facilities on the ground floor. There are four car parking spaces.

Accommodation

We have measured and calculate the accommodation to have the following approximate net internal floor area of 94.8 sq m (1,021 sq ft)

EPC

We understand the property has an EPC rating of D.

Planning

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

Terms

The accommodation is available to let by way of a new internal repairing only lease for a term to be agreed at an annual rent of £16,000. This figure is inclusive of service charge, water and building insurance etc.

Business Rates

Rateable Value (2023): £9,100

The properties may be eligible for Small Business Rate Relief.

VAT

We understand that the property is not elected for VAT.

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.

13 June 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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