



FOR SALE

East House
Newpound, Wisborough Green, Billingshurst, West Sussex, RH14 0AZ



Key Features

- Prominent roadside location
- Purpose built business unit
- Fitted as offices whilst suitable for various commercial uses (stp)
- On site parking
- Central heating and air conditioning

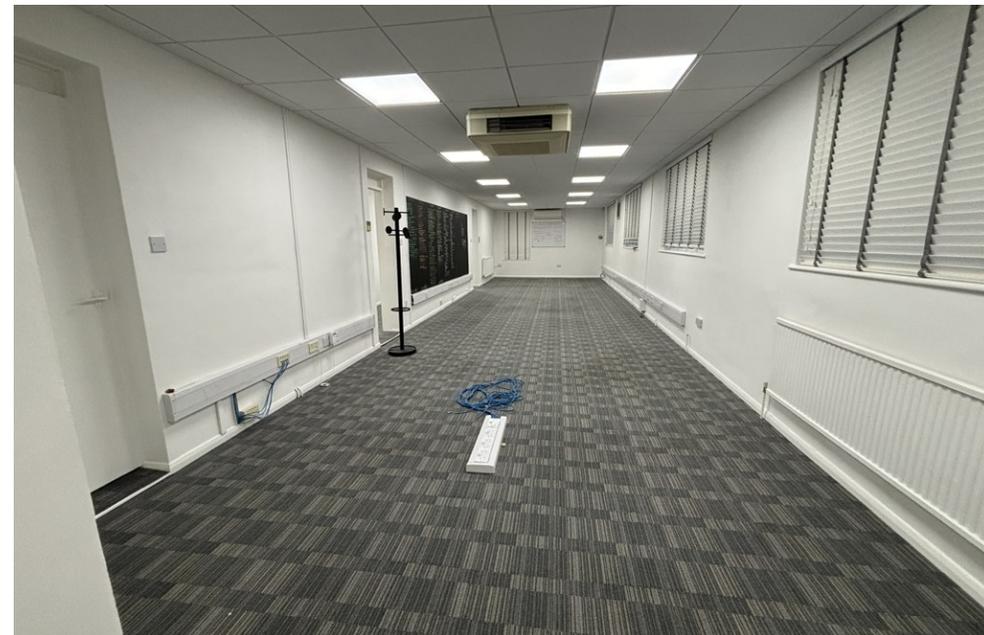
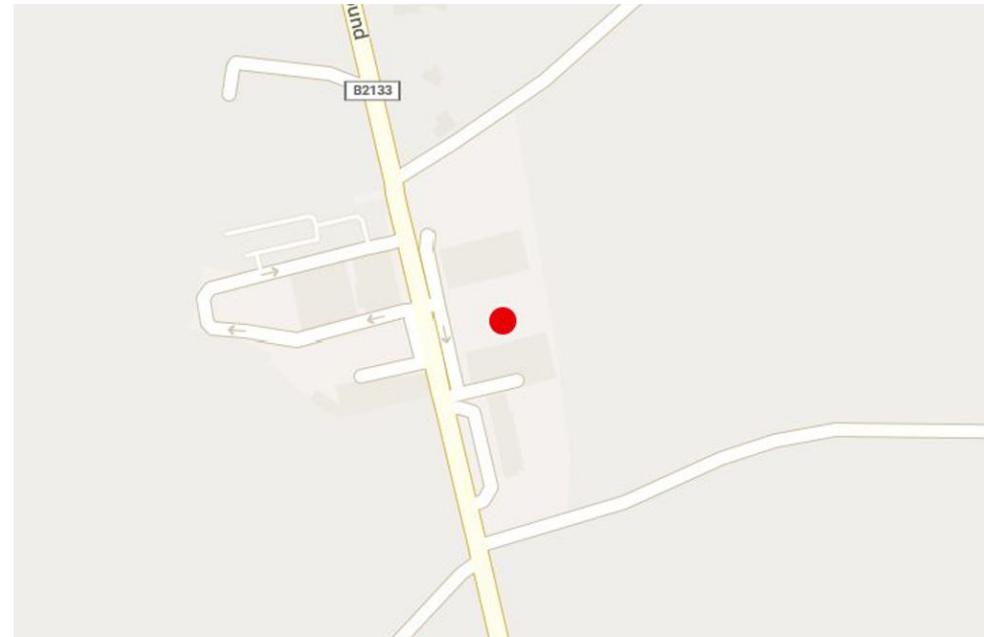




Location & Situation

The building is located to the front of a wider commercial estate with a number of businesses present. The building has a prominent frontage to the B2133 'Newpound' road. The B2133 links Billingshurst and the A29 to the south east, Loxwood, Dunsfold and the A3 to the north.

The village of Billingshurst is located within 2 miles to the south east. Billingshurst has a station provide regular services to London Victoria and the south coast. The A29 provides access to Horsham and Crawley to the north east, Arundel and Chichester to the south west.





Description & Accommodation

A purpose built 2 storey self-contained business unit with forecourt parking for 5 cars.

The building is fitted to a good standard as offices with a series of rooms / open plan suites to the ground and first floors. The specification includes suspended ceilings, LED lighting, carpets, double glazed windows, security shutters to some windows. WC accommodation is provided to both floors and kitchen accommodation to the ground floor.

The property has oil fired central heating and air conditioning to parts.

The property has the following approximate gross internal areas:

Area	Sq Ft	Sq M
Ground Floor	2,067	192.02
First Floor	2,067	192.02
Total	4,135	384.14





Rateable Value

Rateable Value (2023): £25,000

Rateable Value (2026): £28,000

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of C - 69

Planning

We 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.





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Terms

For sale with offers invited in the region of £500,000 for the freehold interest with vacant possession.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

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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.

27 February 2026

