



TO LET

Sussex Barn
Barlavington, Petworth, West Sussex, GU28 0LG



Key Features

- Refurbished but allows scope for tenant fit out
- Parking for approximately ten cars
- Good access to Chichester and Petworth
- Rent on application
- Picturesque rural setting
- Total size of 2,573 sq ft (239.03 sqm) GIA
- High speed broadband available
- New lease available
- Available for a variety of uses (STP)



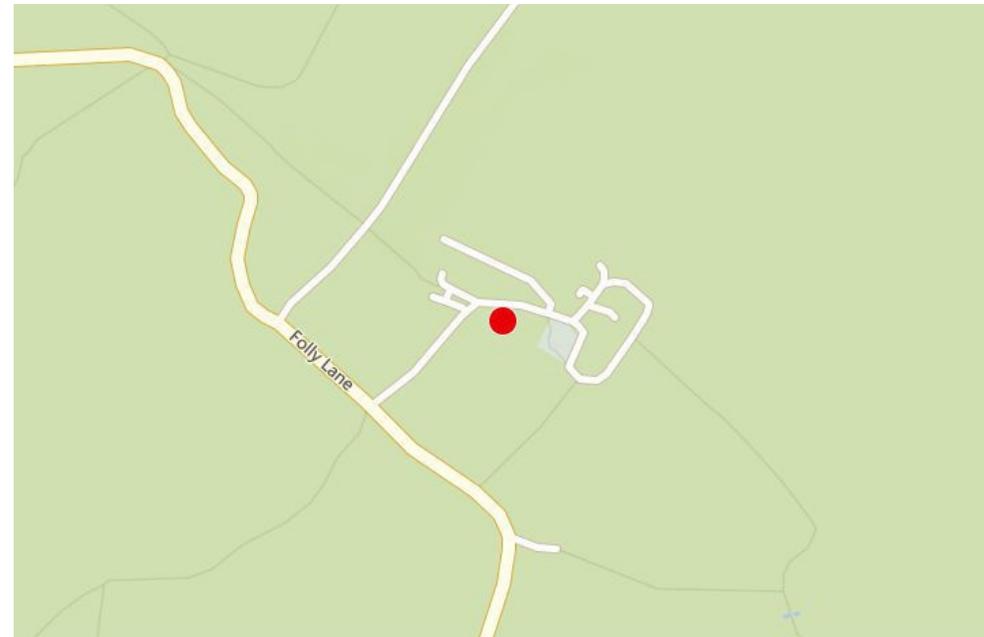


Location & Situation

Sussex Barn is located on Church Lane in the rural village of Barlavington, West Sussex . The property sits in a countryside setting within the South Downs National Park, approximately 3 miles south of Petworth and around 6 miles north of Pulborough.

The location benefits from good access to the A283 and A272, which provide links to surrounding towns including Petworth, Pulborough and Midhurst. Pulborough railway station is also within easy reach, offering direct services to London Victoria and the South Coast.

Petworth is an attractive market town located at the junction of the A272 between Billingshurst and Midhurst, and the A383 between Chichester and Guildford.





Description

The building comprises a restored timber-framed barn, with original oak structure with high vaulted ceilings and exposed beams throughout. Inside the unit is filled with natural light from large windows and skylights. The interior is currently unfinished allowing for a blank canvas for tenant fit out. Outside, the barn is clad in timber with a tiled roof and a glazed entrance. The unit will benefit from two large wood burners with back up electric heating, kitchenette, WCs and LED lighting.

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

Total size of 2,573 sq ft (239.03 sqm)





Rateable Value

More information on request

EPC

More information on request

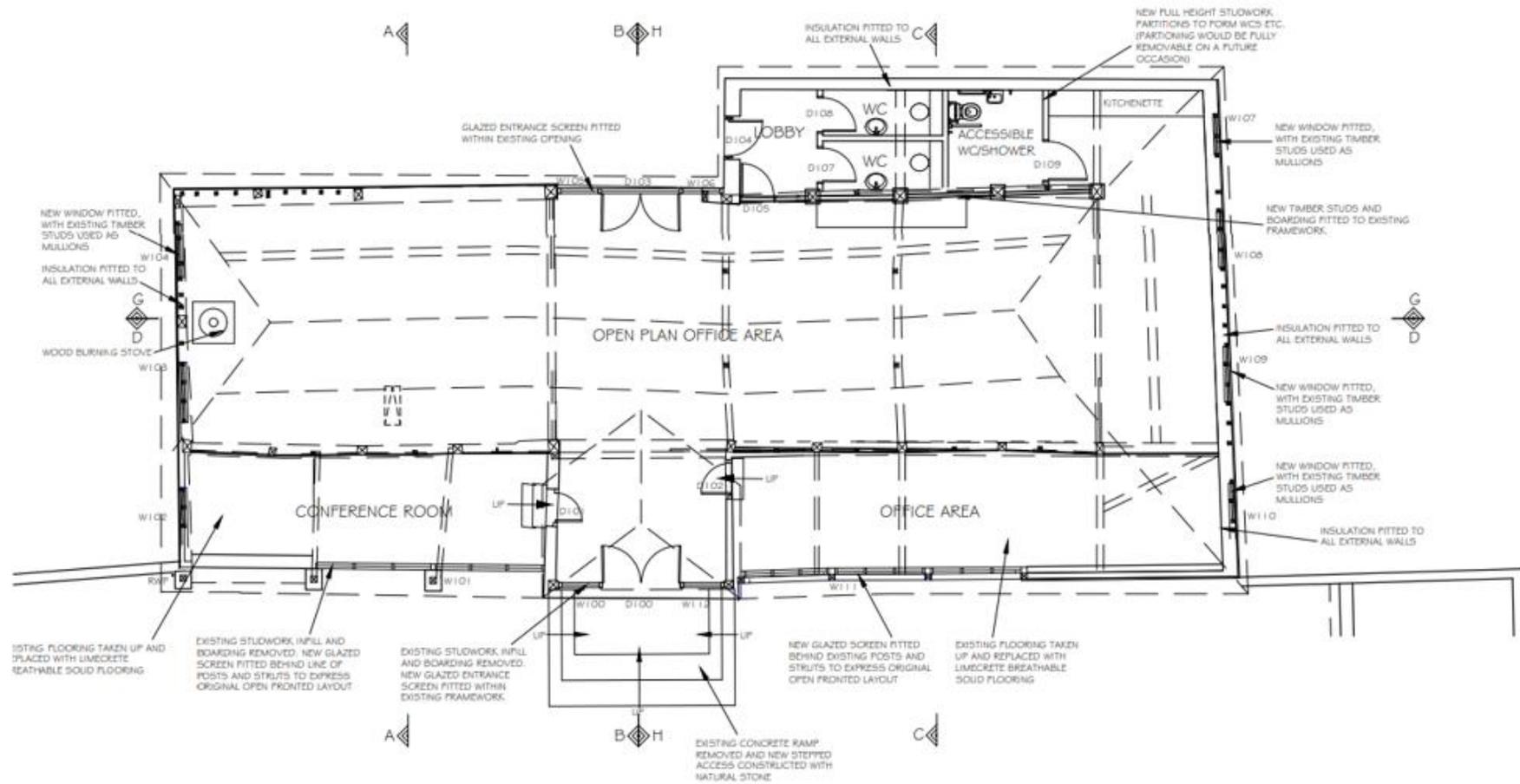
Planning

We understand that the premises benefit from Class B1(a) 'Commercial Business and Service' use within the Use Classes Order 2020.

Other uses will be considered, subject to planning.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new lease for a term to be agreed.

Rent on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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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9 March 2026

