



**The Cart Shed Unit 3, Highlands Farm, London
Road, Bolney, Haywards Heath, West Sussex, RH17
5PX**

**SELF CONTAINED RURAL OFFICE TO RENT CLOSE TO M23
PARKING FOR 2 CARS & FREE ON ROAD PARKING**



THE CART SHED UNIT 3, HIGHLANDS FARM, LONDON ROAD, BOLNEY, HAYWARDS HEATH, WEST SUSSEX, RH17 5PX

Location

Highlands Farm is located in the heart of rural West Sussex directly off the A23/A272, just east of Bolney Village. The commercial centres of Haywards Heath and Burgess Hill lie 5.6 and 5.7 miles to the east and south east. The entrance to Highlands Farm is situated directly off London Road, near by to the junction of Ryecroft Road.

Description

The premises comprise a self-contained converted barn building providing office accommodation over ground floor. The property has the following amenities:

- Electric Central Heating System
- Carpeted flooring
- DDA compliant WC facilities
- Parking for 2 vehicles and free on road parking
- Double glazed windows

Accommodation

The offices have been measured on a net internal floor area basis approximately as follows:

	Sq Ft	Sq M
Ground floor office	346	32.14
TOTAL	346	32.14

Terms

The premises are available to let upon a new effective full repairing and insuring lease for a term to be agreed.

Rent

£7,500 per annum exclusive

Business Rates

According to the VOA (Valuation Office Agency) the property has a current Rateable Value of £4,850. Small Business Rate Relief should be applicable for eligible occupiers. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT will be chargeable on the rent

EPC Rating

The premises has a rating of D (100). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

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