



HIGH QUALITY OFFICES TO LET

**HS HUGGINS STUART
E EDWARDS**

**BUTTS WORKS, WISBOROUGH GREEN, WEST SUSSEX,
FROM 982 SQFT TO 2,225 SQFT**

Butts Works, Wisborough Green,
West Sussex, RH14 0BN

TO LET

From approx 982 sqft (91.24 sqm) to 2,225 sqft
(206.7 sqm).

DESCRIPTION

Rare opportunity to occupy high quality office accommodation in an attractive village location. Previously used as a workshop for classic car restoration the property has been extensively refurbished to provide an excellent office facility with on-site parking. The space is available either as a whole or on a floor- by- floor basis.

Ground Floor	1,243 sqft	115.46 sqm
1 st Floor	982 sqft	91.24 sqm
TOTAL	2,225 sqft	206.7 sqm

LICENCE FEE

£23 per sqft per annum inclusive*.

*Business rates, building insurance, service charges, line rental and water rates all included within the licence fee. Electricity is not included but charged back at cost. Tenant directly responsible for arranging own internet and VoIP services.

USE

Offices or other businesses eligible under Class E
(Commercial Business & Service).

TENURE

Monthly licence basis with 3 months minimum term. Fees payable monthly in advance. One month deposit.

A longer term lease arrangement will also be considered subject to negotiation.

LOCATION

Situated just off the A272 and accessed via a private road the property is ideally situated in the heart of Wisborough Green which boasts a post office, village stores, a café and two pubs. The village is only 3 miles from the market town of Billingshurst which provides regular rail services to Gatwick Airport, London Victoria and Bognor Regis.

AMENITIES

- Air-Conditioning
- LED Lighting
- CAT 6 cabling with Superfast fibre broadband
- Kitchen facilities per floor
- Secure Parking
- Dado Trunking
- Male, female and Disabled WC's
- Private courtyard area

EPC- C (60)

LEGAL COSTS- Each party to bear their own legal costs.

VIEWING-Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE **FOLIO NUMBER**

August 2021 30071

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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