



## **JUBILEE HOUSE, WORTHING ROAD, SOUTHWATER, RH13 9JB**

- **GROUND AND FIRST FLOOR OFFICE BUILDING WITH PARKING**
- **TO LET ON A SHORT TERM BASIS**
- **FROM 2,379 SQ FT (218.23 SQ M) - 5,087 SQ FT (472.60 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Southwater is a large village located on the A24, 4 miles from Horsham and approximately 13 miles south-west of Crawley. The M23 is easily accessible, providing links to Gatwick Airport, the M25 and beyond. The property is situated just off Worthing Road, at the entrance to Southwater Business Park which includes occupiers such as Sony and IBM.

## Description

The property comprises a modern two-storey self-contained, detached office building, set within a landscaped plot with a large car parking area with a double gated entrance. Spacious and open plan accommodation is provided over ground and first floor levels.

The accommodation is well specified to include modern electric heating, suspended ceilings with inset LED lighting, perimeter trunking, intercom entry system, fire alarm, security alarm, CCTV system, kitchen facilities on both floors, accessible ramped access to the ground floor and a large unisex WC and shower, male and female WC's and a large accessible WC

## Floor areas

The net internal floor areas are approximately as follows:

Floor	Sq m	Sq ft
Entrance Lobby	3.16	34
Ground floor offices	251.21	2,704
First floor offices	218.23	2,349
Total	472.60	5,087

## Terms

The premises are available to rent on a licence agreement for a short term Letting. The offices can be let on a floor by floor basis.

## Rent

On application.

## Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable Value: To be Re-assessed.

## EPC

The premises has a rating of B (41 ). Certificate available upon request.

## Legal Costs

Each party is responsible for their own legal costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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