



**TO LET**

Danworth House  
Jobs Lane, Hickstead, West Sussex, BN6 9HE





## Key Features

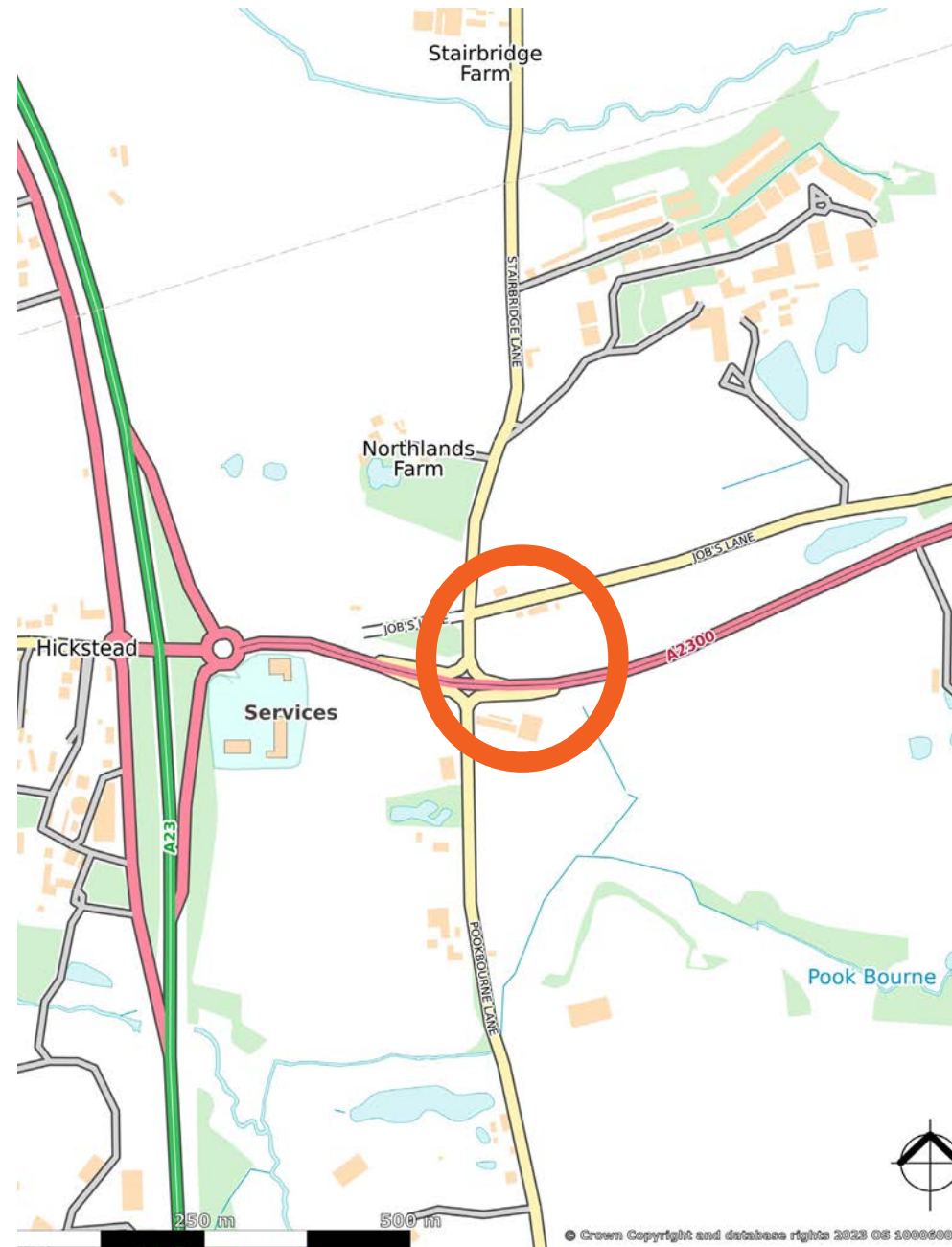
- New E class office building under construction with Pre-Let opportunity
- Anticipated completion due Q3 2023
- 1,582 Sq Ft (147 Sq M) - 3,164 Sq Ft. (294 Sq. M)
- Excellent access to A23 / M23
- Parking Area for 13 vehicles
- High Speed Fibre Broadband

## Location & Situation

The premises are located between Jobs Lane and the A23, in close proximity to Bolney Grange Business Park to the East of the A23. Approximately 330 metres to the south west of the property site, at the junction of the A23, is Hickstead Services, which comprises of a petrol station (Shell), hotel (Travelodge) and fast food outlets (Burger King and Starbucks).

Brighton is 11 miles to the south and Gatwick Airport is 17 miles to the north via the A23/ M23.

For exact location use the What 3 Words link below:  
<https://what3words.com/internal.reserving.digit>





## Description

The three storey brick built office building with slate style roof tiles is currently under construction. The building will have simple open plan office space, with the ability for the space on each floor to be flexibly arranged and either rented out as a single building, or sub divided into two offices. Externally the offices have been designed with a modern vernacular style, using materials similar to those present in the surrounding residential properties. The building would have simple crisp appearance, with a low pitched roofed and small pitched roofed dormer windows, two in the front roof slope, two in the rear. The central entrance projection is a modest two storey element with a low pitched gable feature giving the front elevation interest and a clear entry point to the building. The office will benefit from the following features:

- Air source heat pump system to all floors providing cooling and heating.
- Ultrafast full fibre connection.
- Modern contemporary style kitchens to all floors
- Suspended grid ceilings to ground & first floors
- Contemporary style white sanitary ware to cloakrooms
- Entry phone system.
- Solid concrete floors to all levels
- Cat 5 Cabling
- Parking area providing 13 spaces- Five of which will be fitted with EV points.
- Detached cycle store providing safe storage for up to 8 bicycles in a safe, secure and covered storage area.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	1,242 sq ft	115.45 sq m
First Floor	1,268 sq ft	117.80 sq m
Second Floor	654 sq ft	60.80 sq m
<b>Total</b>	<b>3,164 sq ft</b>	<b>294 sq m</b>

## Rateable Value

The property will be assessed for business rates once the building has been constructed.

## EPC

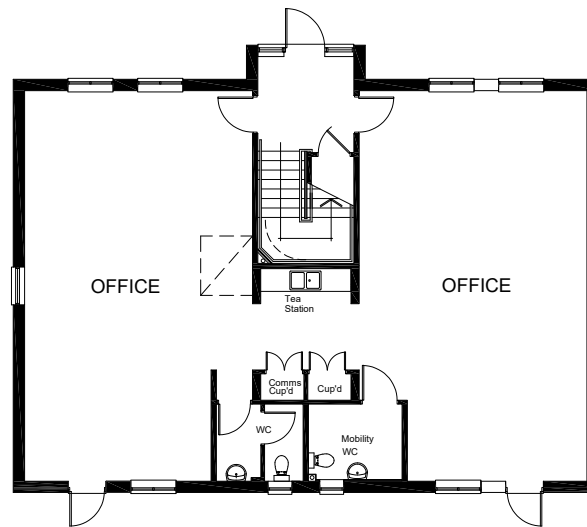
To be arranged once constructed.

## Planning

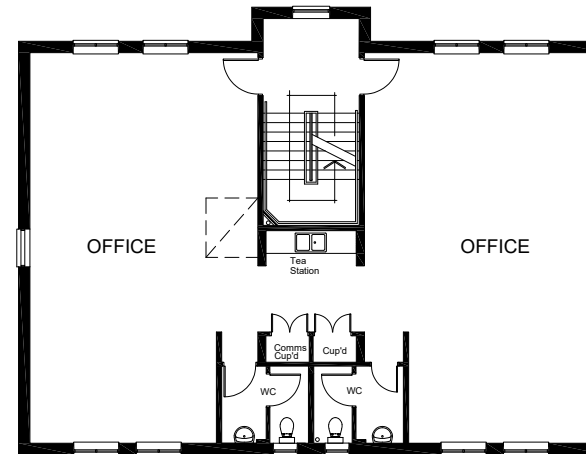
The premises benefit from a Class E Office use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.



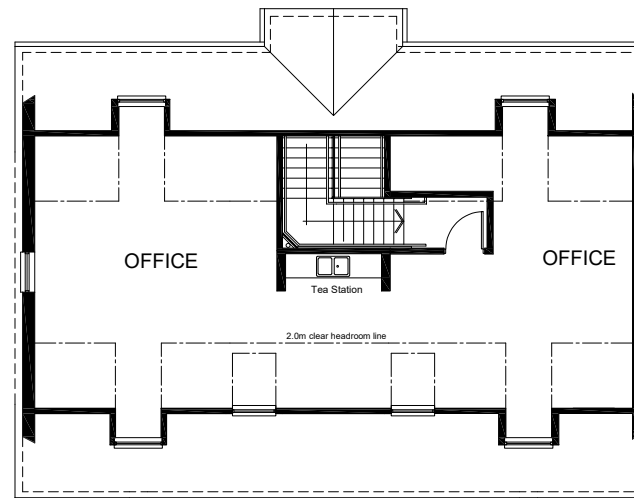
**FLOOR PLANS** For identification purposes only



Ground Floor



First Floor



Second Floor



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## Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a rental of £21 per Sq ft, exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

VAT will be chargeable on the rent.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

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