



TO LET SELF CONTAINED OFFICE UNIT

Jesmor Farm
St Piers Lane
Lingfield
RH7 6PN

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- Rural location
 - 24 hour security with gated entrance
 - Circa 1,543 sq ft (143.35 sq m)
 - Parking for up to 5 cars

TO LET - £21,500 PER ANNUM



LOCATION

The offices are located in just off Racecourse Road set on a private estate (B2028, about a mile to the south-east of Lingfield centre and within three quarters of a mile of Lingfield Station and the racecourse. Jesmor Farm is a rural secure business park with a mix of tenants.

DESCRIPTION

The offices are spread over two floors with various sized offices, a Kitchen area as well as a large meeting room, all in a good condition. We understand that the property would also have the use of 4-5 dedicated outside parking spaces.

ACCOMODATION

The self contained office building is split over two floors with a kitchen and two WCs. There is a large meeting room with doors to a small patio aon the ground floor plus smaller offices and another large room on the first floor with views overlooking fields.

SERVICES

Mains water, oil and electric are connected.

USE

Intended use within Class 'E'

RENT/TENANCY

Proposed lease terms would be for a minimum of three years contracted out of the Landlord & Tenant Act 1954.

The lease would be on a full repairing and insuring basis at an annual of £21,500 per annum.

No VAT is currently charged on the rent.

SERVICE CHARGE

In addition to the annual rent a share of the buildings insurance premium will be payable together with due proportion of costs towards utilities and due proportion of costs towards the upkeep of the Farm. eg; an element of charges for the maintenance of the security system/ gates and driveway.



BUSINESS RATES

Due proportion payable by the tenant.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by confirmed appointment through the Agents,

RH & RW Clutton - 01342 410122

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The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy from www.lettingbusinesspremises.co.uk



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