

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

VARIOUS WORKSHOPS/LIGHT INDUSTRIAL UNITS TO LET (SHORT TERM)



LITTLE SPRINGFIELD FARM

PLAISTOW ROAD • LOXWOOD • BILLINGSHURST • WEST SUSSEX • RH14 0TS

LOCATION:

Ifold is a rural Hamlet with a population of some 1,129 persons as at the 2011 census and is situated equidistant between the villages of Loxwood and Plaistow some 10.50 miles west of Horsham. The subject site is approached via a non-designated road, the nearest A road being approximately 4 miles distant. The nearest rail connection is Billingshurst which is located some 8 miles distant and provides access to London and the South Coast. The area of Ifold together with the surrounding villages is almost exclusively residential with limited shopping and facilities in the area.

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DESCRIPTION:

The premises comprise an Industrial site extending to some 1.35 acres upon which is an assortment of Workshops and Industrial Units available To Let . The premises in the past have been used by B2 and B8 businesses and provide a total footprint of some 1,581 sq m (17,023 sq ft) of permanent buildings together with an additional 288 sq m (3,105 sq ft) of portacabins and sheds. The majority of the buildings are presented in basic order that may require some upgrading and improvement – the buildings are however to be let as seen.



ACCOMMODATION:

The available buildings range in size from 500 sq ft approx

TERMS:

The units are available on new short-term agreements.

RENT:

Details upon application.

VAT:

The premises are not elected for VAT.

RATES &

SERVICE CHARGE:

There will be an additional sum to cover Business Rates and Service Charge.

LEGAL COSTS:

Each party to bear their own professional and legal costs in any transaction.

VIEWING:

The premises are available to view strictly by prior appointment through the **Sole Agents**.



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NOTE:

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Energy Performance Certificate

Non-Domestic Building



Little Springfield Farm
Plaistow Road
Loxwood
BILLINGSHURST
RH14 0TS

Certificate Reference Number:
9996-3028-0153-0400-6125

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 134

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 698
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 76

Benchmarks

Buildings similar to this
one could have ratings as
follows:

28

If newly built

82

If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.