



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

**FIRST FLOOR
SELF-CONTAINED OFFICES**

TO LET

MAY ALSO SUIT CLINIC OR THERAPY USERS



**31A RUMBOLDS HILL
MIDHURST
WEST SUSSEX
GU29 9DG**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The premises are situated on Midhurst High Street, with easy access to the town centre. Local shopping is available with a further range of facilities at Chichester, Petersfield and Haslemere.

Midhurst provides easy access to the A272 which connect to the A3. The A3 gives access to the south coast, London and the M25 with the national motorway network beyond.

DESCRIPTION: The premises offer bright predominantly open plan accommodation First Floor office with two further rooms to the rear, and would also suit various occupiers including office and health care use. The IPMS 3 net internal areas comprise:

FIRST FLOOR 66.07 SQ M (711 SQ FT)

- AMENITIES:**
- * Self-Contained with Own Front Door
 - * Fully Refurbished throughout
 - * Kitchenette and WC Facilities
 - * New Flexible Lease Terms from Freeholder
 - * Town Centre Location
 - * Tenants choice of flooring to be installed by the Landlord.

TERMS: The premises are immediately available by way of a new Fully Repairing and Insuring lease

RENT: £9,000 per annum exclusive

The premises are not elected for VAT and this will not be applicable to the rent.

RATES: Rateable Value £10,250 payable at 43.2 in the £ (2026/2027)
Small Business Rates relief should be available on these premises making them exempt for rates for qualifying occupiers.

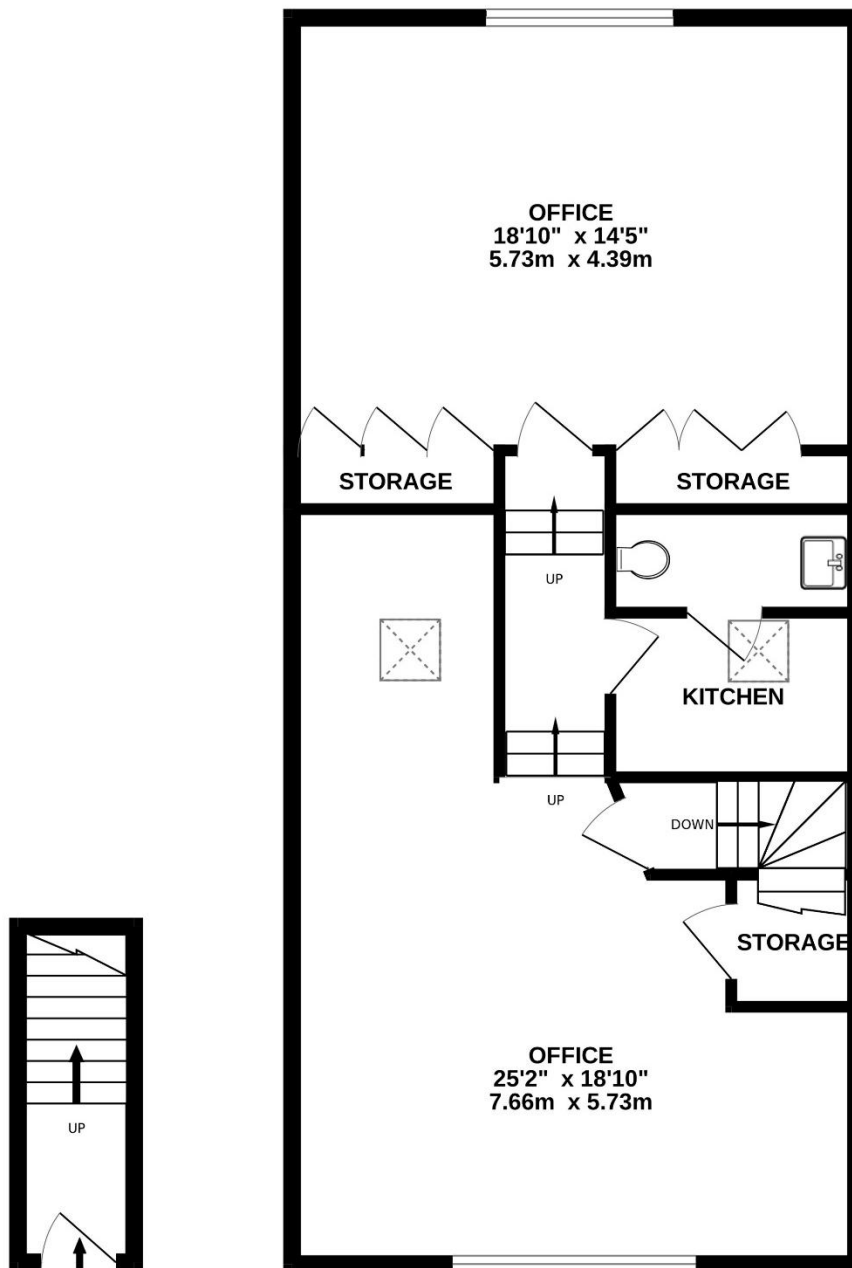
EPC: C 53

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





GROUND FLOOR
0 sq. ft. (0.0 sq.m.) approx.

FIRST FLOOR
784 sq. ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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