



**SERVICED OFFICES, AFON BUILDING, WORTHING ROAD,  
HORSHAM, RH12 1TL**

- **MODERN FURNISHED OFFICE SUITES TO LET**
- **FLEXIBLE INCLUSIVE LICENSE WITH ON SITE PARKING**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

Horsham is a historic market town and offers a good range of shopping amenities assisted by car parking facilities close by. It is one of the principal towns in West Sussex and is approximately 10 miles to the west of Crawley.

Horsham is strategically located on the A24 with good road links to Worthing and south coast towns via the A27 and to the motorway network via the A264 junction 11 of the A23/M23.

The mainline station and town centre are within walking distance. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.

## Description

There is a wide variety of office suites available on the second floor, furnished to your requirements and ready for immediate occupation. In addition there is potential to lease office space on a semi serviced basis on the third floor.

## Amenities:

- 24 hour CCTV monitoring
- Business Lounge
- Meeting Rooms
- Parking
- Lounge area
- Double Glazing
- Temp control
- Suspended Ceilings
- High speed internet access
- Elevator

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.

## Terms

The licence fee is payable monthly in advance and includes all the usual fixed overheads associated with property ownership, including business rates, water and waste water charges, heating, 'normal' waste disposal charges, maintenance and external repairs. The licensee is responsible for telephone usage / data charges. The landlord provides telephone / broadband subject to an initial set up fee and monthly charge. (Terms on application)

On site car parking spaces and meeting rooms are available for hire and not included within the standard licence fee. The tenant will be required to give a 2 month rent deposit upon signing of the licence.

## Availability

On application.

## VAT

The monthly licence fee is subject to VAT.

## EPC

The building has an EPC rating of D - 78



**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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