



44-46 SPRINGFIELD ROAD, HORSHAM, WEST SUSSEX, RH12 2PD

- **MODERN TOWN CENTRE OFFICE BUILDING WITH PARKING**
- **SECOND FLOOR OFFICE SUITE TO RENT**
- **1,285 SQ FT (119 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a central location, being within walking distance of the town’s main shopping facilities and mainline station

The building is on the east side of Springfield Road and located close to its junction with Albion Way, adjacent to the Headquarters of Ringway Construction.

Description

The premises comprise a self-contained 2nd floor office suite offering flexible open plan office accommodation to suit occupiers’ needs within this professional modern building, having accommodation on three floors.

The suite has the following amenities:

- Suspended ceiling with modern Cat II recessed lighting.
- Central heating and double glazing
- Air Conditioning
- Shared use of kitchenette
- Fully carpeted
- Shared WC facilities
- Use of six person passenger lift
- Three parking spaces
- Entry phone system
- Board room and partitioned offices

Accommodation

The premises have the following approximate net internal floor areas as follows:

Floor	Sq m	Sq ft
Second Floor Suite	119 m ²	1,285 sq ft

Terms

A new lease is available on terms to be agreed.

Rent

£20,000 per annum exclusive.

Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £17,000
 UBR (2017/2018) 46.6 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief.

Service Charge

A service charge is raised to cover expenditure on the common parts of the building. Details are available on request.

VAT

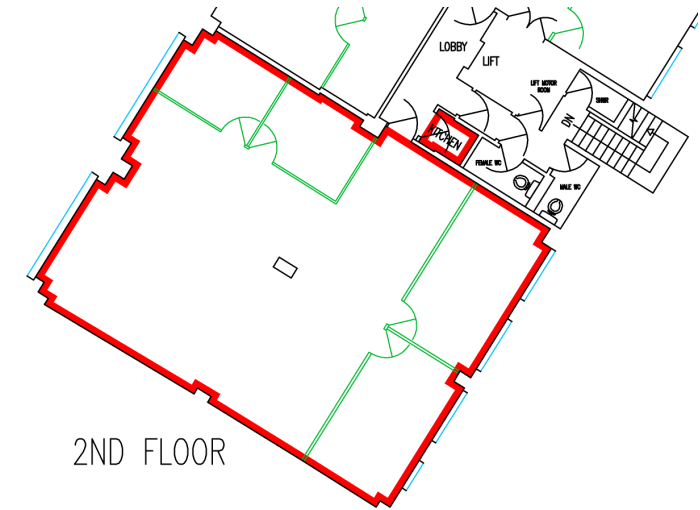
VAT is applicable on the terms quoted above

Legal Costs

Each party to be responsible for their own legal costs

EPC

The building has an EPC rating of D – 78





Photographs taken 12/4/18 with tenants in occupation

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.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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