



NORTH CHAPEL HOUSE, 42 NORTH STREET, HORSHAM, RH12 1RD

- **TOWN CENTRE OFFICE SUITES TO LET**
- **122 SQ FT & 216 SQ FT**
- **AVAILABLE WITH ONE PARKING SPACE**
- **VERY SHORT WALKING DISTANCE FROM HORSHAM STATION**

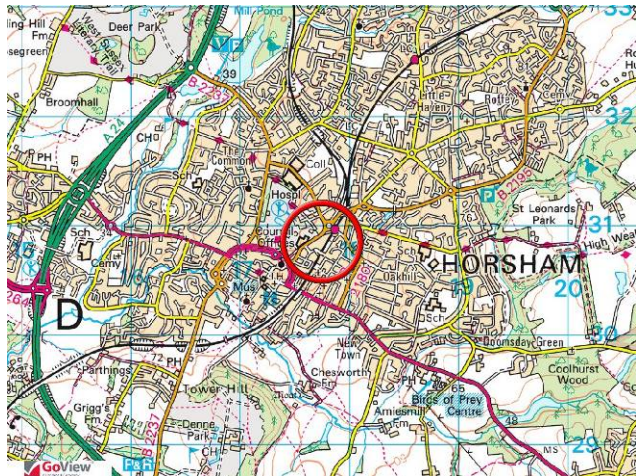
Colyer Commercial
CONSULTANT SURVEYORS

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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.

The property is located within a short walking distance from the mainline station and town centre. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.



Description

The property comprises a Grade 2 Listed office building and a modern interconnected part build in approximately 2003. The property has the following benefits:

- One parking space available with the suite.
- Communal kitchen and WC facilities
- Use of an attractive rear garden area.

Terms

The suites are available to let on licence agreements. The rent is inclusive of heating, electricity, business rates, water rates and sewage, refuse collection, cleaning of common areas, building insurance, management fees, external maintenance and repairs.

Current Availability

Please note current availability below as at 24th April 2018:

Suites	Sq m	Sq ft	Rent
Period Building- 1 st Floor Suites 6 & 7 (connected)	11.97 <u>8.06</u> 20.03	129 <u>87</u> 216	£6,480 per annum
Modern Building- Ground Floor Suite 2	11.33	122	£3,660 per annum

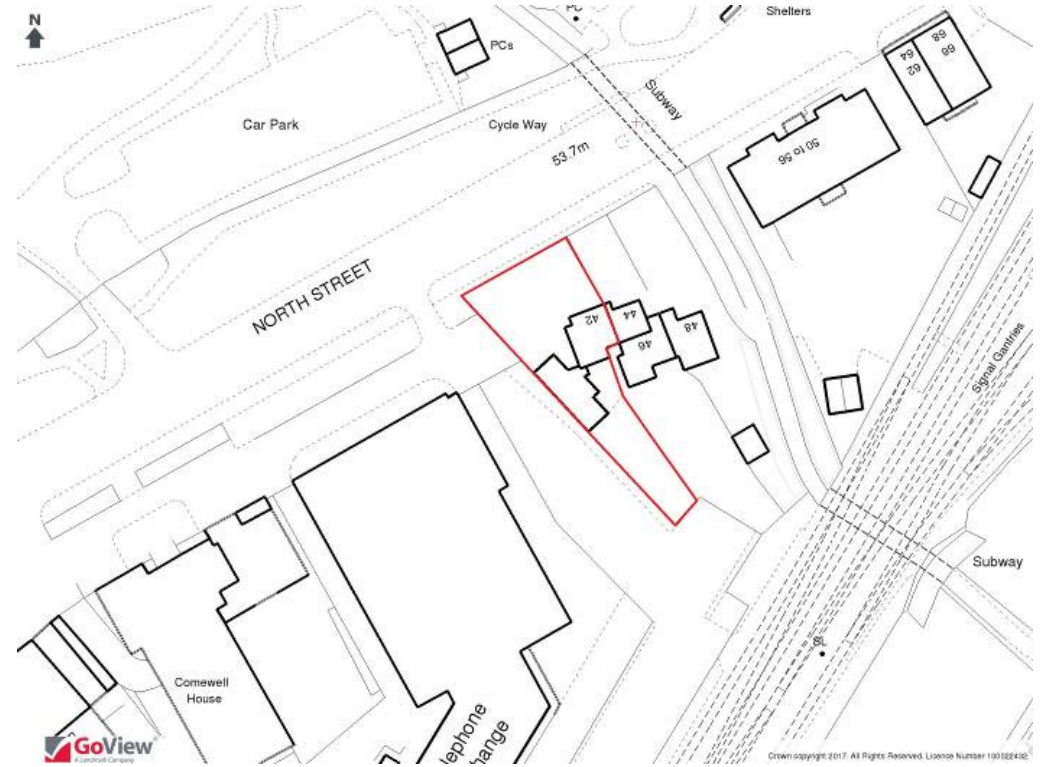
EPC

The building has an EPC rating of 74 (C). The EPC certificate is available to interested parties upon application.

VAT

VAT is NOT chargeable on the rent.

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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 THE LETTING AGENTS

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