



**THE COURTYARD, 30 WORTHING ROAD, HORSHAM, WEST SUSSEX,
RH12 1SL**

- **MODERN FURNISHED OFFICE SUITES TO LET**
- **ONSITE PARKING**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Horsham is a historic market town which offers a wide range of shopping and choice of car parking facilities conveniently located close by. It is one of the principal towns in West Sussex and located 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.

There are also good links to the national motorway network via the A264 to junction 11 of the A23/M23. The mainline station and town centre are within walking distance. Frequent train services to London and surrounding areas available.

Description

The Courtyard is a purpose built office building providing a range of superb air-conditioned office suites.

The accommodation is arranged over ground, first and second floors and is let and run as a small business centre with flexible in and out terms.

All suites are fully carpeted and equipped with furniture including desks, chairs, storage units, waste bins and window blinds.

Amenities

- Shared shower room
- CCTV
- High speed broadband connection
- Cat II lighting
- Cat 5 cabling
- Dedicated kitchen rooms
- Ladies and gents WC facilities
- Wall mounted electric heating
- Meeting rooms available to hire
- Each suite is individually alarmed
- Manned reception
- Secretarial support available

Terms

The suite is available to let upon flexible terms upon a licence agreement a term to be agreed.

Rent

The rent payable is fully inclusive of electricity, gas, water, sewage, general refuse, cleaning of common areas, building insurance, external repairs and maintenance, business rates and management fees.

VAT

VAT will not be chargeable on the rent.

EPC

The building has an EPC rating of C – 70.

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 LETTING AGENTS

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
jparry@colyercommercial.co.uk

