



SUITE 4, 2ND FLOOR, 26-27 WEST STREET, HORSHAM, RH12 1PB

- **TOWN CENTRE OFFICES TO LET**
- **CLOSE TO SWAN WALK SHOPPING CENTRE**
- **987 SQ FT (91.73 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are situated within this modern purpose-built building which is accessed directly from the prime retailing area of West Street with the prominent entrance being located immediately adjacent to Greggs Bakery close to many multiple retails. Other occupiers within the building include a Software Company, Recruitment Agency and IT company.

Description

The suite offers open plan accommodation at 2nd floor with the following amenities:

- Suspended ceiling with inset Cat II lighting
- Gas fired central heating
- Comfort Cooling
- Kitchenette
- Entry phone system
- Carpet tiles
- Toilet facilities (communal)



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.

Floor Areas

We have measured the offices to have the approximate net internal floor areas:

Floor	Sq m	Sq ft
Part 2 nd Floor	91.73 m ²	987 sq ft

Terms

The premises are available to let by way of a new lease on terms to be agreed.

Rent

£15,000 per annum inclusive of service charge, but exclusive of business rates, utilities and VAT.

Rates

100% small business rates relief available, subject to the status of the tenant.

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

Rateable value: £8,200
UBR (2019/2020) 49.2 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Parking

Parking permit season tickets can be available from Horsham District Council for businesses located in the Town Centre. For information please call "Car Park Season Ticket enquiries" on 01403215452 or see link <https://www.horsham.gov.uk/parking/town-centre-parking>

EPC Rating

The premises has a rating of D (78). EPC certificate available on request.



STRICTLY BY APPOINTMENT WITH JOINT LETTING AGENTS

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