



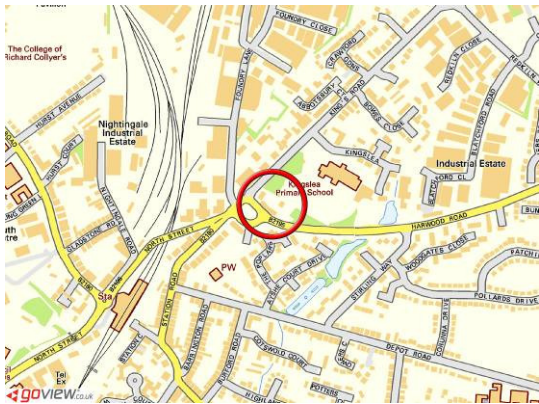
1 KINGS COURT, HORSHAM, WEST SUSSEX, RH13 5UR

- **OFFICE BUILDING TO LET WITH PARKING**
- **CLOSE TO HORSHAM STATION**
- **989 SQ FT (91.87 m²)**
- **AVAILABLE FROM 1ST JULY 2019**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The office is located within a professional building forming part of the Kings Court development, situated at the junction of Kings Road and Harwood Road, to the north of Horsham Town Centre and within ½ mile of the mainline railway station. Horsham benefits from good road links being 7 miles from the A23 (Junction 11) via the A264 and 10 miles from Gatwick Airport.



Description

An end of terrace self contained building with office accommodation at ground and first floors. The office benefits from the following amenities:

- 4 parking spaces (including 1 visitor bay)
- Gas fired central heating
- New carpeting to be fitted
- New modern lighting to be installed
- Kitchen (1st floor) and WC (ground floor)

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

TIM SHEPHERD
01403333921 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
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Floor Areas

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

Floor	Sq m	Sq ft
Ground Floor	44.96	484
First Floor	46.91	505
Total	91.87 sq m	989 Sq Ft

Terms

The offices are available to let upon a new full repairing and insuring lease for a term to be agreed

Rent

£16,250 per annum exclusive.

Service Charge

There is a modest quarterly service charge towards the maintenance and upkeep of the common parts of the estate, which is currently levied at £375 per quarter.

EPC Rating

The premises has a rating of C (66).

VAT

VAT will be chargeable on the rent.

Business Rates

Small business rates relief available.

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

Rateable value: £11,000
UBR (2019/2020) 49.1 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 and small businesses may be eligible for the Small Business Rate Relief Scheme.

Legal costs

Each party to be responsible for their own costs.

