ASCENSION HOUSE, 65B LUMLEY ROAD, HORLEY, RH6 7JF

- **GROUND FLOOR OFFICE SUITE**
- **520 SQ FT (48.30 m²)**
- **IMMEDIATELY AVAILABLE TO LET ON FLEXIBLE TERMS**
- ***REDUCED RENT***

Colyer Commercial
CONSULTANT SURVEYORS

ASCENSION HOUSE, 65B LUMLEY ROAD, HORLEY, RH6 7JF – GROUND FLOOR

Location

The premises are located on the west side of Lumley Road, close to the centre of Horley. Horley is a prosperous Surrey town on the border of Sussex which forms part of the conurbation that also includes Crawley and Gatwick Airport. The town is situated between Crawley to the south and Redhill/Reigate to the north approximately five miles equidistant. Horley benefits from excellent communications with Junction 9A of the M23 within two miles. Horley railway station is on the main London to Brighton line, one stop north of Gatwick Airport.

Description

The premises comprise an open plan, ground floor office area which has been recently decorated.

The property benefits from the following:

- Air conditioning
- Large communal kitchen
- Separate male and female toilet facilities (shared)
- Double glazing
- Perimeter trunking

Accommodation

The following office suite is available:

	Sq m	Sq ft
Ground Floor Office	36.42	392
Shared Kitchen	12.08	130
Total	48.50 m²	522 Sq Ft

Terms

The premises are immediately available to let on flexible terms at a rent of £10,000 per annum. This rent is inclusive of electricity, water, external repairs and refuse collection. The tenant will be responsible for the cost of their own telephone and broadband connection.

VAT

We understand that VAT is applicable to the above inclusive rent.

EPC

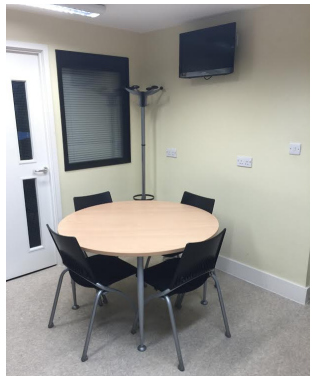
The EPC rating is E- 117.

Parking

Parking spaces are available separately with price on application.

Business Rates

The rateable value is currently being re-assessed. We expect most occupiers to be 100% exempt from paying any business rates under the small business rates relief scheme. Further details upon request.



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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