



1A SOUTH STREET, HORSHAM, WEST SUSSEX, RH12 1NR

- TOWN CENTRE SECOND AND THIRD FLOOR OFFICES TO LET
- 2,406 SQ FT (223.51 m²)
- AVAILABLE ON A TEMPORARY BASIS
- FULLY FURNISHED IF REQUIRED

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are prominently situated above Santander on the corner of South Street and Middle Street. The main pedestrianised area of West Street is immediately opposite. Horsham provides direct access to the A24 north/south and A264 east/west traffic routes, from which the M23/M25 and Gatwick Airport are easily accessible.

Description

The premises have been fully refurbished to provide both open plan and individual offices on the second floor and a further office/meeting room on the third floor.

Amenities

- Laminate flooring throughout
- Suspended ceilings with recessed lighting
- Kitchen and staff room
- Air conditioning
- Central heating
- Perimeter trunking
- Office desks, chairs and filing cabinets maybe available.

Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Second Floor	188.03	2,024
Third Floor	34.49	382
	222.52	2,406

Terms

The premises are available on a six month licence or a lease to expire in December 2020. The Lease is to exclude Section 24 to 28 of the Landlord & Tenant Act 1954 Part II.

Rent

£19,000 per annum exclusive.

Business Rates

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

Rateable value: £18,750
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.

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.

VAT

VAT will not be chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The building has an EPC rating of C – 57.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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