



- PROMINENT TOWN CENTRE 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES
- AVAILABLE TO LET
- 1,352 SQ FT (125.61 m<sup>2</sup>)

## Location

The premises occupy a prominent position within the Carfax in Horsham's town centre, above Chococo Chocolate House. Swan Walk and Piries Place shopping centres are located close by along with their multi-storey car parks.

## Description

The premises comprise a mixture of open plan and cellular office accommodation over 1st & 2nd Floors benefitting from air conditioning.

The accommodation is currently configured to provide 4 offices at first floor level, together with 2 offices; a store / comms room and a kitchen area on the second floor.

## Accommodation

	Sq m	Sq ft
First floor offices	81.34 m <sup>2</sup>	875 sq ft
Second floor offices	26.92 m <sup>2</sup>	290 sq ft
Second Floor Store / Comms Room	7.59 m <sup>2</sup>	83 sq ft
Kitchen	9.66 m <sup>2</sup>	104 sq ft
Total floor area	125.61 m <sup>2</sup>	1,352 sq ft

## Lease Terms

The premises are available by way of a new full repairing and insuring sub-lease for a term to expire on or before 30 September 2025. Further details are available upon request.

## Service Charge

There shall be a service charge payable towards the upkeep and maintenance of the exterior common parts of the building. Further details are available upon request.

## Rent

£18, 250 per annum exclusive.

## Rates

Rates Payable: £6,611.75 per annum (based upon Rateable Value: £13,250 and UBR: 49.9p).

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

## VAT

VAT is understood not to be applicable upon the terms quoted above.

## Legal Costs

Each party is to be responsible for their own legal fees incurred as part of the transaction.

## EPC

Exempt: Listed building.



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 JOINT LETTING AGENTS**

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