



## **OSPREY HOUSE, 16-18 WORTHING ROAD, HORSHAM, WEST SUSSEX, RH12 1SL**

- **1<sup>ST</sup> FLOOR OFFICE SUITES TO LET**
- **OFFICES FROM 183 SQ FT – 649 SQ FT**
- **REFURBISHED OFFICE SUITES**
- **PROMINENT TOWN CENTRE LOCATION**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is centrally located on Worthing Road, in Horsham Town Centre and is opposite Horsham Library and in close proximity to John Lewis. Other occupiers nearby include Argos, The Entertainer and A Plan Insurance.



## Description

The property is currently undergoing a refurbishment and small offices suites will be available to rent on the 1<sup>st</sup> floor.

The offices benefit from the following amenities and features:

- Gas fired central heating system
- UPVC aluminium double glazed windows
- Modern Lighting & wooden flooring
- Male & Female WC's
- Use of the rear garden
- Communal Kitchen at ground floor.
- Use of a shared reception

## Floor Areas

The offices have the following approximate net internal floor areas:

Floor	Sq m	Sq ft	Rent PCM
1 <sup>st</sup> floor Suite 2	28.94	311	£777 pcm
1 <sup>st</sup> floor Suite 3	17.00	183	£458 pcm
1 <sup>st</sup> floor Suite 4	20.34	219	£548 pcm
<b>Total</b>	<b>60.28</b>	<b>649</b>	

## License Terms

The rent is inclusive of costs of heating, electricity, water rates, buildings insurance, repairs and cleaning of the common parts of the building of offices suites. Licences are available on flexible terms.

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.

## Business Rates

### Small business rates relief available to qualifying businesses

The business rates will need to be re-assessed.

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.

## EPC

The property has an EPC rating of 83 (D). A copy of the EPC is available upon request.

## VAT

VAT will be chargeable on the rent.

## Legal costs

Each party to be responsible for their own costs.

**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

**TIM SHEPHERD**

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

**JO PARRY**

01403275275

jparry@colyercommercial.co.uk

