



**2 KINGS COURT, HORSHAM, WEST SUSSEX, RH13 5UR**

- **SELF CONTAINED OFFICE BUILDING WITH PARKING**
- **FOR SALE OR TO LET**
- **979 SQ FT (90.94 m<sup>2</sup>)**

**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

Kings Court forms part of a small courtyard development of 11 self-contained two storey office buildings. No 2 comprises a mid-terrace office with the following amenities:

- 4 parking spaces including 1 visitors space
- Gas fired central heating
- Category II lighting & Cat 5 Cabling
- Intruder alarm
- Fully carpeted throughout
- Tea point and WC
- Loft (not measured)



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 AGENTS**

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## Floor Areas

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

	Sq m	Sq ft
Ground floor offices	43.10 m <sup>2</sup>	464 sq ft
First floor offices	47.84 m <sup>2</sup>	515 sq ft
Total floor area	90.94 m <sup>2</sup>	979 sq ft

## Price

£260,000.

## Rental Terms

£13,500 per annum exclusive.

Available on a new full repairing and insuring lease available on terms to be agreed.

## Rates

**Small business rates relief available.**

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

Rateable value: £11,120  
UBR (2021/2022) 49.9 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.

## 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.

## VAT

VAT is not chargeable on the terms quoted.

## EPC Rating

The premises has a rating of D ( 79 ). EPC certificate available on request.

