



**1<sup>st</sup> FLOOR SUITE, 26-27 WEST STREET, HORSHAM, RH12 1PB**

- MODERN TOWN CENTRE OFFICE SUITE TO LET
- SUITE TO BE REFURBISHED
- 1,463 SQ FT (135.91 m<sup>2</sup>)

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

The premises are situated within this modern purpose-built commercial building which is accessed directly from the prime retailing area of West Street with the prominent entrance being located immediately adjacent to Greggs Bakery close to many multiple retails.

## Description

The suite is to be refurbished and offers open plan accommodation at 1<sup>st</sup> floor with the following amenities:

- Suspended ceiling with inset Cat II lighting
- New meeting room
- Gas fired central heating
- Comfort Cooling
- Kitchenette
- Entry phone system
- New carpeting
- Toilet facilities

## Floor Areas

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

Floor	Sq m	Sq ft
Part 1 <sup>st</sup> Floor	135.91 m <sup>2</sup>	1,463 sq ft

## Terms

The premises are available to let by way of a new lease on terms to be agreed.

## Rent

£19,750 per annum exclusive of business rates, utilities and VAT.

## Service Charge

Further details on request.

## VAT

VAT is applicable on the terms quoted.

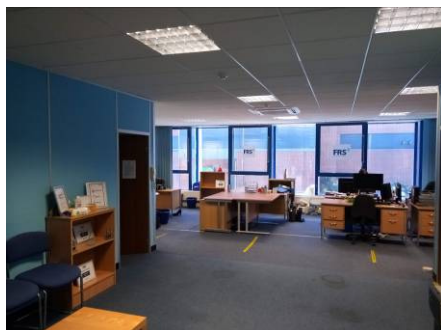
## EPC Rating

The premises has a rating of D ( 78 ). EPC certificate available on request.

## Parking

The landlord will include one parking space with the office suite at the rear of the building.

Parking season tickets can be obtained from Horsham District Council. Please contact 01403215452 or see link <https://www.horsham.gov.uk/parking/town-centre-parking>.



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## Business Rates

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

Rateable value: £15,500  
UBR (2020/2021) 49.9 p in £

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



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any incoming 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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