



ENTERPRISE HOUSE, FOUNDRY LANE, HORSHAM, RH13 5PX

- **OFFICES - ROOMS & SUITES TO LET ON FLEXIBLE BASIS**
- **FROM 130 SQ FT (12.05 SQ M) to 2,907 SQ FT (270 SQ M)**
- **PARKING AVAILABLE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Enterprise House is situated approximately one mile north east of Horsham town centre, in an established industrial estate. Horsham benefits from good road links and is situated 7 miles from the A23 (junction 11) via the A264 and 10 miles from Gatwick Airport.

Description

The offices have the following amenities:

- Central heating
- Fully carpeted
- Telephone/ISDN system
- Communal kitchen
- WC facilities
- Cleaning by arrangement
- On site parking available



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.

Availability

We understand from our client the following rooms and suites are available:

| Room & Floor | Sq m | Sq ft |
|----------------------|--------------------------|--------------------|
| 1 (2 nd) | 25.19 | 271 |
| 2 (2 nd) | 22.65 | 244 |
| 3 (1 st) | 16.06 | 173 |
| 4 (1 st) | 49.76 | 536 |
| 5 (1 st) | 12.05 | 130 |
| 6 (1 st) | 16.80 | 181 |
| 7 (1 st) | 127.49 | 1,372 |
| TOTAL | 270 m² | 2,907 Sq Ft |

NB: There is potential to take multiple office suites on the 1st and 2nd floors up to a total area of 2,907 SQ FT.

Parking

Parking is available with further details upon request.

Terms

The offices are available on a Lease for a term to be agreed at a rent to include the following costs:- heating, lighting and electrical power, cleaning of common parts, provision of fire-fighting equipment in common parts, maintenance and buildings insurance. The Lease is to exclude Sections 24 to 28 of The Landlord & Tenant Act 1954 Part II.

Rent on application.

Small Business Rates Relief

We understand that the suites will be individually rated by the Local Rating Authority and Small business rates relief will be applicable for eligible businesses.

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

UBR (2021/2022) 49.9 p in £

VAT

VAT is not chargeable on the rent.

EPC

There was an EPC for the building that's recently expired and a new EPC will be completed shortly.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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