



1st & 2nd FLOORS, 23 WEST STREET, HORSHAM, RH12 1PB

- **UPPER FLOOR OFFICES TO LET IN THE TOWN CENTRE**
- **REDUCED RENT**
- **CONSIDERED SUITABLE FOR ALTERNATIVE USES STPC**
- **2,753 SQ FT (255.73 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are located within the centre of Horsham, with its comprehensive shopping facilities. The mainline railway station, which offers direct services to London Victoria within approximately 55 minutes is within easy walking distance and there are a number of multi-storey car parks close by.

Access to the upper floors is from Blackhorse Way to the rear, immediately opposite The Forum Car Park.

Description

The premises comprise self-contained offices over first and second floors, providing a mix of open plan and cellular accommodation. The premises benefit from WC's and a kitchen on the second floor.



Floor Areas

The building has the following approximate floor areas:

Floor	Sq m	Sq ft
1 st Floor	168.25 m ²	1811 sq ft
2 nd Floor	87.48 m ²	942 sq ft
Total	255.73 m ²	2,753 sq ft

Terms

A new sub-lease is available on terms to be agreed up to a maximum term expiring 4th January 2025.

Rent

£20,000 per annum exclusive.

Business Rates

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

Rateable value : £25,500
Rates payable £12,724.50 per annum

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

VAT

VAT is understood to be applicable on the terms quoted above.

Legal Fees

Each party to be responsible for their own costs.

EPC Rating

The EPC rating is D (99).



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 JOINT LETTING AGENTS

COLYER COMMERCIAL

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CRICKMAY CHARTERED SURVEYORS

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