



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

- **ATTRACTIVE 1<sup>ST</sup> FLOOR OFFICE SUITES TO LET**
- **OFFICES FROM 183 SQ FT – 649 SQ FT**
- **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 and Sainsburys.



## Description

The first floor 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 and meeting room.

## Floor Areas & Rent

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	£842 pcm
1 <sup>st</sup> floor Suite 3	17.00	183	£534 pcm
1 <sup>st</sup> floor Suite 4	20.34	219	£640 pcm
<b>Total</b>	<b>60.28</b>	<b>649</b>	

## Terms

The rent is inclusive of water rates, buildings insurance, repairs and cleaning of the common parts. The rent is also inclusive of gas and electricity and is variable depending on the annual usage in the building. Further information on application.

## Business Rates

### Small business rates relief available to qualifying businesses

Suite 2:	£3,900
Suite 3:	£2,550
Suite 4:	£4,000
UBR:	£0.499 p in the £

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

## 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.



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 LETTING AGENTS**

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