



1 MARKET SQUARE, HORSHAM, WEST SUSSEX, RH12 1EU

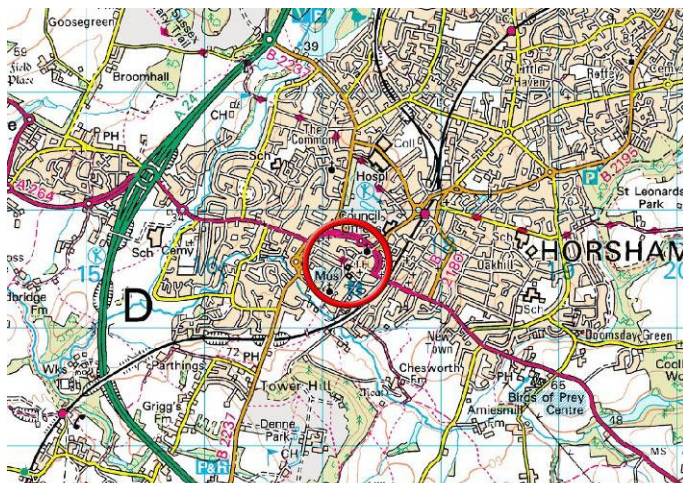
- ATTRACTIVE TOWN CENTRE OFFICE SUITE TO LET
- AVAILABLE ON FLEXIBLE TERMS
- 170 SQ FT (15.79 SQ M)
- LOCATED IN THE “THE QUARTER” BEING AN AREA RICH IN RESTAURANTS, CAFÉS AND INDEPENDENT SHOPS

Colyer Commercial
CONSULTANT SURVEYORS

1ST & 2ND FLOOR OFFICE SUITES, 1 MARKET SQUARE, HORSHAM, WEST SUSSEX, RH12 1EU

Location

The property is situated within Market Square, being a conservation area in the heart of Horsham town centre to the South of the Carfax and close to the town's prime shopping areas of Swan Walk and West Street. Traders within the immediate vicinity include, Timpson's, Truffles Bakery and Bill's Restaurant.



Description

The accommodation consists of two cellular offices at the second floor, above an Estate Agents in the centre of Horsham and benefit from a shared and fully fitted kitchen, male and female WC and shower room. The office suites are available, furnished for immediate occupation or offered unfurnished.

License Terms

The rent is inclusive of costs of heating, electricity, buildings insurance, repairs and cleaning of the common parts of the building of offices suites.

Licences are available on flexible terms.

Current Availability and Quoting Rent

The office suites have been measured on a net internal area basis. Please note current availability and quoting rents below. The rent is inclusive of heating and lighting but exclusive of business rates.

Suite	Sq m	Sq ft	Rent
Room 1 (1 st Floor)	15.79 m ²	170 Sq Ft	£625 per calendar month

Business Rates- Small Business Rates Relief

We have been informed by the Local Rating Authority that the premises are assessed as follows from 1st April 2023:

Rateable values:
Suite 1 £2,550
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief will be applicable for eligible businesses.

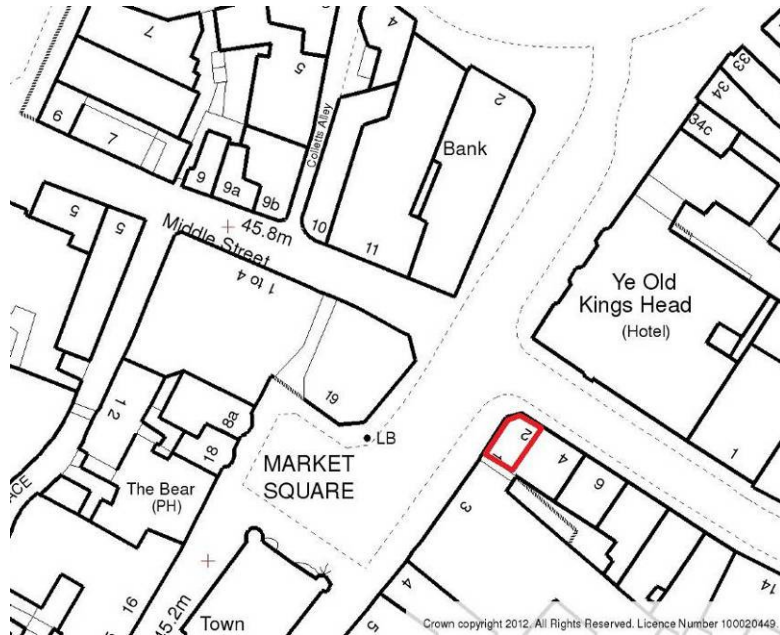
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EPC

The EPC rating is E 125.

VAT

VAT is not 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

TIM SHEPHERD
01403333921 or 07921056072
tshepherd@colyercommercial.co.uk

