



2nd FLOOR SUITE, 26-27 WEST STREET, HORSHAM, RH12 1PB

- MODERN TOWN CENTRE OFFICE SUITES TO LET
- SUITE 3: 547 SQ FT (50.89 m²) SUITE 4: 987 SQ FT (91.73 m²)
- COMBINED OFFICE OF CIRCA 1,534 SQ FT (142.62 m²)

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

Suites 3 & 4 are adjoining 2nd floor suites that can be let separately or there is potential to knock through and create a larger modern open plan office suite. The offices benefit from the following:

- Suspended ceiling with inset Cat II lighting (Suite 4) and new LED lighting to be installed in Suite 3.
- Two modern meeting rooms (suite 4)
- Gas fired central heating
- Comfort Cooling
- Kitchenette
- Entry phone system
- New carpeting
- Communal toilet facilities

Floor Areas

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

Floor	Sq m	Sq ft
2 nd Floor – Suite 4	91.73 m ²	987 sq ft
2 nd Floor – Suite 3	50.89 m ²	547 sq ft
Combined Suite 3 & 4	142.62 m ²	1,534 SQ FT

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.

Terms

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

Rent

Suite 3: £875 per calendar month
Suite 4: £1,300 per calendar month

All rents are 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 closest car park is at The Forum, within a 5-minute walk. Permits can be arranged at the Forum for £261.60 per quarter.

More information can be found on other nearby car parks and season ticket costs by clicking on the following hyperlink:

<https://www.horsham.gov.uk/parking/car-park-seasontickets/horsham-town-centre-car-park-season-tickets>

Business Rates – Small Business Rates Relief

As the RV's are below £12,000 we believe 100% small business rates relief is applicable for qualifying businesses.

Rateable Value Suite 3	£6,000
Suite 4	£10,250
UBR (2023/2024)	49.9 p in £

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



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

TIM SHEPHERD

01403333921 or 07921056072

tshpherd@colyercommercial.co.uk

