



**THE MILL HOUSE, MILL BAY LANE, HORSHAM, WEST SUSSEX, RH12 1SS**

- OFFICE BUILDING TO LET
- GROUND & FIRST FLOOR MAYBE LET SEPARATELY
- LARGE PARKING AREA FOR 8 VEHICLES
- TOWN CENTRE LOCATION

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

The property is located at the end of Mill Bay Lane which is an attractive and quiet road by the river Arun. The property is adjacent to Provender Mill which is also currently in an office use.

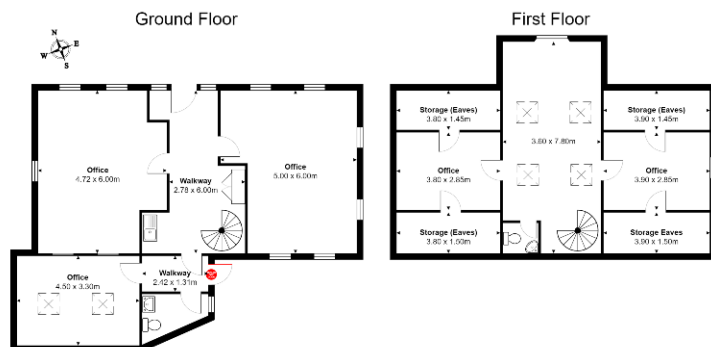
The Office is located in the Town Centre of Horsham with close proximity to Sainsburys , John Lewis Department Store and within a few minutes walk of the main retail shopping areas. For exact location use the What 3 Words link below:

<https://w3w.co/learns.dated.kept>

## Description

The property is a detached two storey office building, that was built in the late 1980's. The building is having new carpets fitted and will be re-decorated. The offices has the following amenities:

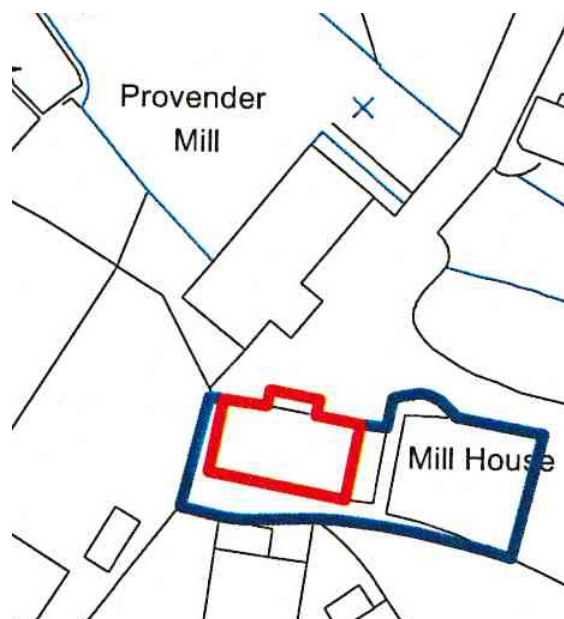
- Attractive ground floor lobby area with wooden flooring.
- Toilet facilities on ground and first floor.
- Large Parking area for eight plus vehicles
- Additional parking to the side of the office.
- Kitchenette at ground floor.
- Intruder alarm system.
- Electric storage heaters



## Floor Areas

The offices have the following approximate net internal floor area (NIA):

Floor	Sq m	Sq ft
Ground Floor Offices	70.70	761
Kitchenette	1.67	18
First Floor Offices	47.84	515
<b>Total</b>	<b>120.21 m<sup>2</sup></b>	<b>1,294 Sq Ft</b>



## Terms

The entire office is available to rent on a new fully repairing and insuring lease for a term to be agreed. Our client may consider letting the ground floor separately from the first floor.

## Rent

Rent on application.

## Business Rates

**Small business rates relief available to qualifying businesses**

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

Ground Floor Rear	£1,825
Ground Floor LHS	£3,500
Ground Floor RHS	£3,650
1 <sup>st</sup> Floor:	£6,100
UBR (2023/2024)	49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## EPC

The property has a C (71) rating. A copy of the EPC certificate is available upon request.

## VAT

We understand that VAT will be chargeable on the terms quoted.

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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 AGENT**

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