



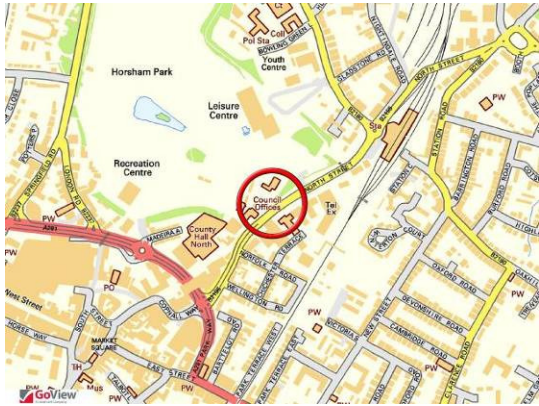
**1st FLOOR OFFICES, PARK HOUSE, NORTH STREET, HORSHAM, WEST SUSSEX,
RH12 1RL**

- **FIRST FLOOR OFFICES WITHIN CHARACTER BUILDING**
- **HORSHAM TOWN CENTRE**
- **870 SQ FT (80.83 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated adjacent to Horsham Park in the centre of the town, midway between the mainline railway station and the comprehensive shopping centre. Horsham, being the third largest town in West Sussex has a resident population of circa 45,000 inhabitants and a catchment area of circa 250,000. The town is located some 20 miles from the south coast and 31 miles from central London. The A24/A264 provides easy access to the M23/M25 (Gatwick Airport 8 miles north-west) and beyond.



Description

Description The premises comprise character open plan office accommodation at 1st floor within this attractive Grade II Listed detached building with views from the rear across Horsham Park.

- Excellent natural light
- Intercom entry
- Fire alarm and emergency lighting
- Carpeting
- Hanging CAT II lighting
- Male and female WC's, shower and kitchen
- Shared meeting room on the ground floor

Accommodation

*The accommodation rents are inclusive of service charge and utilities but exclusive of communication costs, business rates and VAT. The suites comprise the following approximate net internal floor areas:

	Sq m	Sq ft	Rent
Suite F19	80.83 m ²	870 sq ft	£20,000 pa

Lease

A new lease is available on terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954

Rent

VAT

VAT may be applicable on the terms quoted. The rent quoted is exclusive of communication costs and business rates.

Business Rates

Suite F19: Rateable Value of £23,000
UBR is 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.

Business Rates

Each party to be responsible for their own legal costs.

Business Rates

This property has been set as **EPC exempt**.
Reason: Listed building





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 JOINT SOLE LETTING AGENTS

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

DANIEL LASCELLES
DD: 01403 756518
Crickmay Chartered Surveyors

