



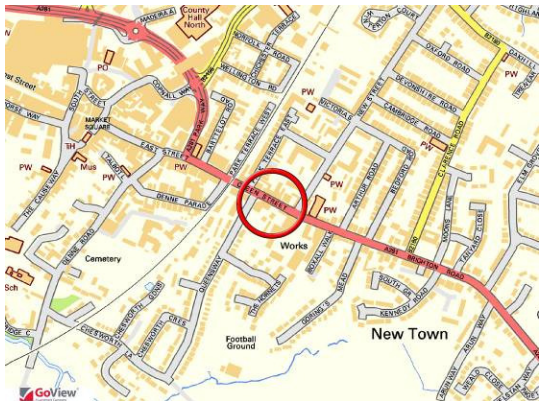
1ST FLOOR OFFICE SUITES, HILLREED HOUSE, 54 QUEEN STREET HORSHAM, RH13 5AD

- **MODERN MULTI LET OFFICE BUILDING WITH PARKING**
- **1ST FLOOR OFFICE SUITES TO LET**
- **133 SQ FT (12.35 m²) – 269 SQ FT (24.99 m²)**
- **100% SMALL BUSINES RATES RELIEF**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a convenient location on the east side of the town, just south of the Brighton Road. The town centre with its comprehensive shopping facilities, railway station and car parks are all within short walking distance.



Description

The office suites are located at first floor within this purpose built office building. The suites are newly decorated with new carpet tiles.

Key Points

- Suspended ceilings & new LED lighting
- Air conditioned heating and cooling
- Carpeting
- Toilet facilities (communal)
- Dedicated kitchen serving the first floor
- Parking available.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any incoming 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.

Floor Areas

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

Floor	Sq m	Sq ft
Suite 4 (1 ST)	19.46 m ²	210 sq ft
Suite 6 (1 ST)	24.99 m ²	269 sq ft
Suite 7 (1 ST)	12.35 m ²	133 sq ft

Terms

The premises are available to let by way of a licence for a minimum term of one year.

The rent is inclusive of rent, heat, light, water, service charge and buildings insurance but exclusive of business rates, VAT and communication costs.

Rent

Rent on application.



Business Rates - Small Business Rates Relief

Small business rates relief available for eligible businesses. We have been informed by the Local Rating Authority that the premises are assessed as follows:

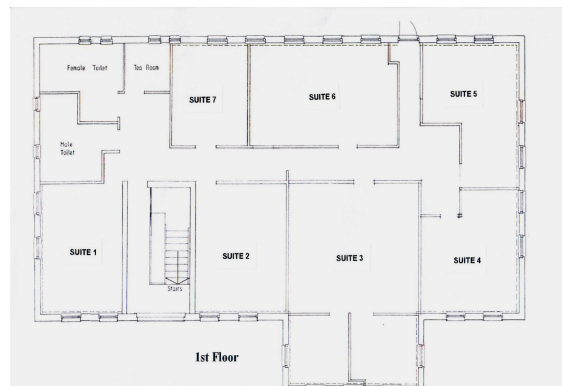
Rateable value:	
Suite 4	£2,600
Suite 6	£4,050
Suite 7	£1,675
UBR (2024/2025)	49.9 p in £

VAT

VAT is chargeable on the rent.

EPC Rating

The building has an EPC rating of D (82). Certificate available upon request.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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

