



4th FLOOR, SPRINGFIELD HOUSE, SPRINGFIELD ROAD, HORSHAM, WEST SUSSEX, RH12 2RG

- **MODERN TOWN CENTRE OFFICE BUILDING WITH PARKING**
- **4th FLOOR OFFICE SUITE TO RENT**
- **3,400 SQ FT (315.87 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Horsham, being one of the major West Sussex towns is conveniently located on the A24 providing a direct link to the South East motor network. Crawley and Gatwick Airport can be accessed via the A264 and London Victoria can be easily reached direct from Horsham's mainline railway station in approximately 50 minutes

The property is situated in a central location, being within walking distance of the town's main shopping facilities and mainline station.

Description

Office accommodation is located on the 4TH floor within this headquarters style office building.

The suite has the following amenities:

- Suspended ceiling with inset PIR LED lighting
- Gas fired central heating
- Air-Conditioning
- Perimeter trunking
- Kitchen and WC facilities
- 2 x passenger lifts
- Five parking spaces
- Meeting rooms

Accommodation

The premises have the following approximate net internal floor areas as follows:

Floor	Sq m	Sq ft
4 TH Floor Suite	315.87 m ²	3,400 sq ft

Terms

The premises is held on a 10 year lease from 1st February 2023 with a tenant break option on the 5th anniversary with six months prior written notice. Alternatively, consideration may be given to a sub-lease either in full or part, terms to be agreed.

Rent

£56,100 per annum exclusive.

Rates

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

Rateable value: £41,250
UBR (2024/2025) 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.

Service Charge

A service charge is payable towards the upkeep and maintenance of the building and common areas and also includes heating, water, and air conditioning maintenance. Electricity is separately metered. Details on application.

Buildings Insurance

The building's insurance is to be confirmed.

VAT

VAT is applicable on the terms quoted above

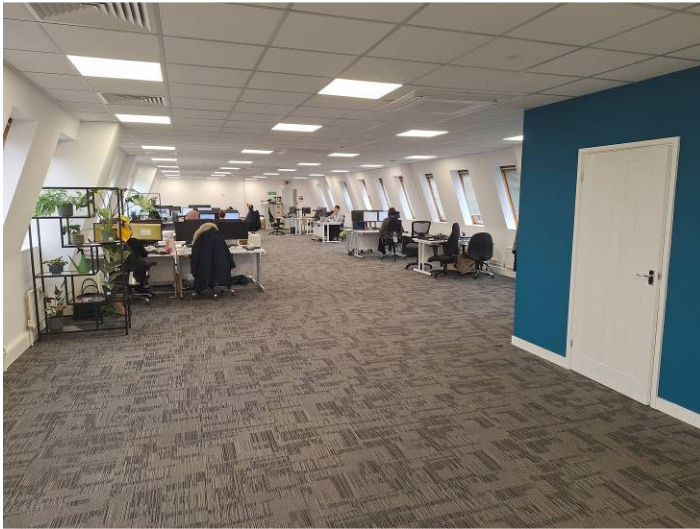
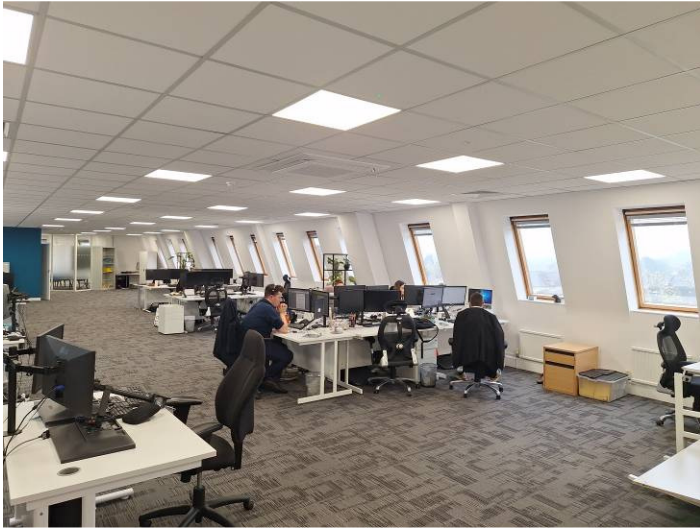
Legal Costs

Each party to be responsible for their own legal costs

EPC

The building has an EPC rating of D – 78





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 LETTING AGENTS

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

