



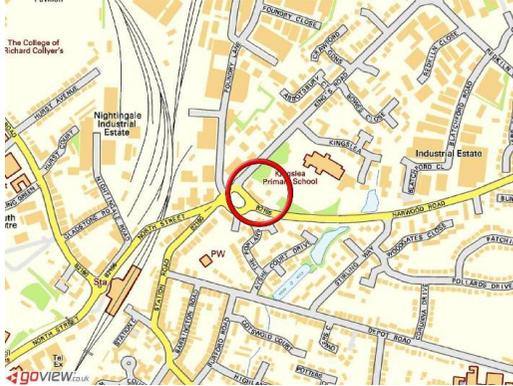
8 KINGS COURT, HORSHAM, WEST SUSSEX, RH13 5UR

- **SELF CONTAINED OFFICE BUILDING TO LET WITH PARKING**
- **CLOSE TO HORSHAM STATION**
- **995 SQ FT (92.43 m²)**
- **LETTING OF A SINGLE FLOOR MAYBE CONSIDERED.**



Location

The office is located within a professional building forming part of the Kings Court development, situated at the junction of Kings Road and Harwood Road, to the north of Horsham Town Centre and within ½ mile of the mainline railway station. Horsham benefits from good road links being 7 miles from the A23 (Junction 11) via the A264 and 10 miles from Gatwick Airport.



Description

A mid terrace self contained building with office accommodation at ground and first floors. The offices benefit from the following amenities:

- 4 parking spaces
- LED Lighting
- Gas fired central heating
- Fully carpeted throughout
- Kitchen and WC

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 following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor	44.31	477
First Floor	45.39	488
First Floor Store	2.74	30
Total	92.44 sq m	995 Sq Ft

Terms

The offices are available to let upon a new full repairing and insuring lease for a term to be agreed

Rent on application for a letting of a single floor.

Rent

£16,000 per annum exclusive.



1st Floor

Legal costs

Each party to be responsible for their own costs.

VAT

VAT will be chargeable on the rent.

EPC Rating

The premises has a rating of D (92). A copy of the certificate is available upon request.



Ground Floor

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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