



RIDGELAND HOUSE, 15 CARFAX, HORSHAM, WEST SUSSEX, RH12 1ER

- **PROMINENT TOWN CENTRE OFFICE BUILDING**
- **3rd FLOOR OFFICE SUITE TO RENT**
- **1,317 SQ FT (122.35 m²)**



Location

The town's principal shopping facilities are situated adjacent, within the Swan Walk pedestrianised centre and West Street, where many national multiples are represented close by. Car parking is available within the town's multi-storey car parks and the Park and Ride scheme provides an economic and frequent link to the town centre. The central location enables convenient access to the Town's restaurants, cafés, and bars, within Carfax, East Street and Piries Place.

Description

The premises comprise a self-contained 3rd floor office suite offering flexible open plan office accommodation to suit occupiers' needs within this professional purpose built building, having accommodation on four floors. The suite will shortly be refurbished and should have the following amenities:

- Fully carpeted
- Modern LED Lighting
- Open plan accommodation
- Kitchenette & WC facilities
- Use of 6 person passenger lift
- 1 parking space
- Entry phone system
- Board room and partitioned offices

Accommodation

We understand the offices will have the following approximate net internal floor areas once refurbished:

Floor	Sq m	Sq ft
Third Floor Suite	122.35 m ²	1,317 sq ft

Rent & Terms

£21,000 per annum exclusive.

A new lease is available on terms to be agreed.

Business Rates. Small Business Rates Relief

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

Rateable value: £13,500
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 maybe eligible for the Small Business Rates Relief Scheme.

Service Charge

A service charge is raised to cover expenditure on the common parts of the building. Details are available on request.

VAT

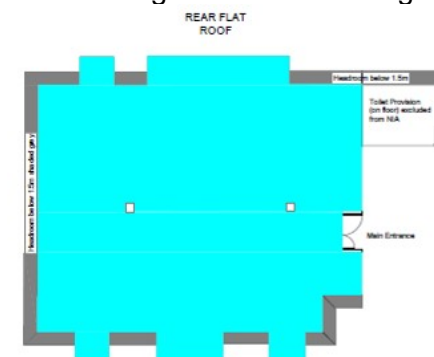
VAT is applicable on the terms quoted above

Legal Costs

Each party to be responsible for their own legal costs

EPC

The building has an EPC rating of B – 42



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 AGENTS

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