



1st FLOOR SUITE D, 26-27 WEST STREET, HORSHAM, RH12 1PB

- MODERN TOWN CENTRE 1st FLOOR OFFICE SUITE TO LET
- OPEN PLAN OFFICE WITH A MEETING ROOM
- 1,463 SQ FT (135.91 m²)



Location

The premises are situated within this modern purpose-built commercial building which is accessed directly from the prime retailing area of West Street with the prominent entrance being located immediately adjacent to Greggs Bakery close to many multiple retails.

Description

The suite offers open plan accommodation at 1st floor with the following amenities:

- Suspended ceiling with inset Cat II lighting
- Modern meeting room
- Gas fired central heating
- Comfort Cooling
- Kitchenette area
- Entry phone system
- Toilet facilities (communal)
- Office Furniture could be purchased from the outgoing tenant by separate agreement.
- One parking space

Floor Areas

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

Floor	Sq m	Sq ft
1 st Floor (Suite D)	135.91 m ²	1,463 sq ft

Terms

The premises are available to let by way of a new lease on terms to be agreed.

Rent

£21,945 per annum exclusive of business rates, service charge, buildings insurance and VAT.

Service Charge

Further details on request.

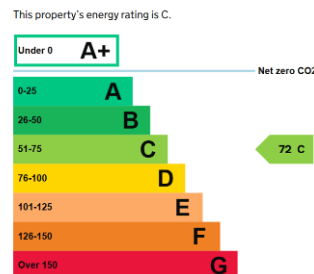
Planning

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

VAT

VAT is applicable on the terms quoted.

EPC Rating



Parking

The landlord will include one parking space with the office suite at the rear of the building. Parking season tickets can be obtained from Horsham District Council. Please see link: <https://www.horsham.gov.uk/parking/horsham-town-centre-parking>

Legal Costs

Each party to be responsible for their own legal costs.

Business Rates

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

Rateable value: £18,750
UBR (2025/2026) 49.9 p in £

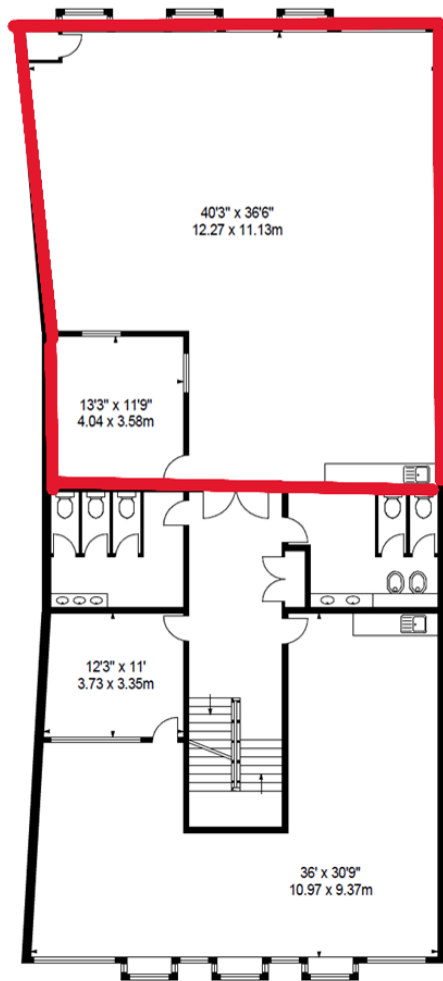
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

<https://www.gov.uk/calculate-your-business-rates>

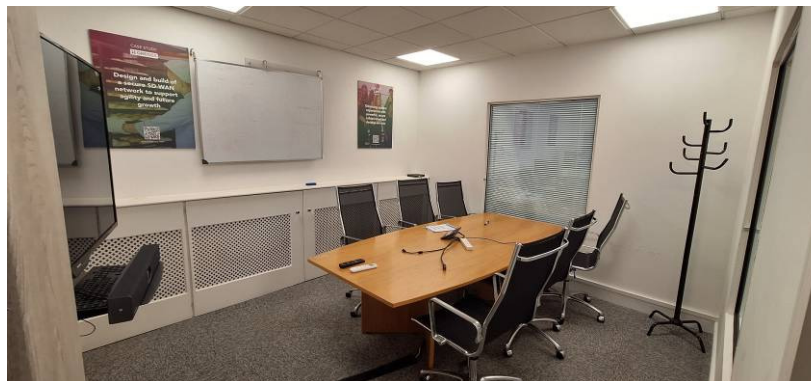
Anti Money Laundering Regulations 2017.

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include checks of ID & proof of address. Where a tenant is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request





FIRST FLOOR



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

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

JO PARRY
01403275275
office@colyercommercial.co.uk

