



City Business Centre, 6 Brighton Road, Horsham, West Sussex, RH13 5BB

**TOWN CENTRE OFFICE SUITES TO LET, WITH PARKING AND FLEXIBLE TERMS
475 - 2,679 SQ FT (44.13 - 248.88 SQ M)**

CITY BUSINESS CENTRE, 6 BRIGHTON ROAD, HORSHAM, WEST SUSSEX, RH13 5BB

Location

Horsham is a historic market town and offers a good range of shopping amenities assisted by car parking facilities close by. It is one of the principal towns in West Sussex and is approximately 10 miles to the west of Crawley. Horsham is strategically located on the A24 with good road links to Worthing and south coast towns via the A27 and to the motorway network via the A264 junction 11 of the A23/M23. The mainline station and town centre are within walking distance. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.

Description

There is a wide variety of office suites available, furnished to your requirements and ready for immediate occupation or offered unfurnished. The business centre comprises 26 self contained units providing a mix of office, workshop and retail units, each with its own access and on-site parking. A former Victorian warehouse with an attractive courtyard, expertly refurbished with character features and excellent natural light.

- 24 hour access
- Onsite parking
- Cleaning of common areas
- Dedicated kitchen areas
- Cycle Racks
- Free use of breakout areas - coffee and tea
- Broadband - There is a fully managed leased line internet service to the unit

Accommodation

Range of Ground and First floor Office Suites available

	Sq Ft	Sq M
4 (7 workstations)	475	44.13
17 (7 workstations)	510	47.38
20 (10 workstations)	651	60.48
21 (8 workstations)	547	50.82
24 (7 workstations)	496	46.08
TOTAL	2,679	248.88

Rent

Rent on application. The units are available to let for a minimum term of six months but longer terms preferable. The agreement offers total flexibility with no long-term commitment. The rents are inclusive of water, sewage, refuse collection, cleaning of common area, building insurance, management fees and external maintenance and repairs. The rent excludes electricity, business rates, gas, telephones and VAT.

Business Rates

Business Rates to be paid by the tenant. Small business rates relief maybe applicable.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of D (76). EPC certificate available on request.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

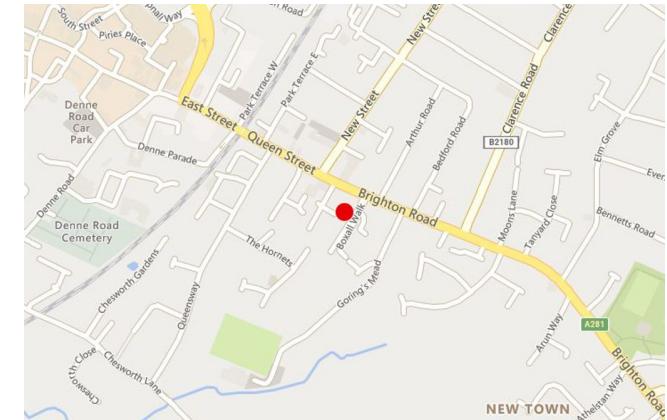
Viewing

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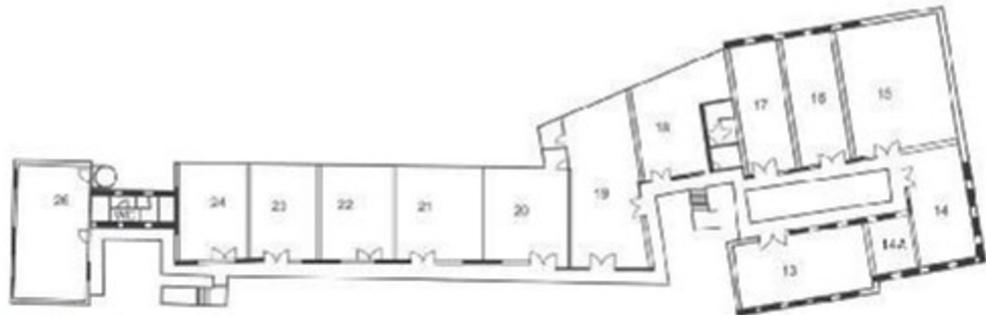




Plans



Ground floor plan



First floor plan

