



## Milwood, North Parade, Horsham, West Sussex, RH12 2BT

**ATTRACTIVE FIRST FLOOR OFFICE SUITES TO LET**  
**86 - 271 SQ FT (7.99 - 25.18 SQ M)**



# MILWOOD, NORTH PARADE, HORSHAM, WEST SUSSEX, RH12 2BT

## Location

Milwood is situated on the corner of North Parade and Milwood Road close to the junction of North Parade with Hurst Road. Horsham railway station and the town centre are both within easy walking distance.

## Description

Milwood is a multi let detached office building with office suites on ground, first and second floors. The property benefits from the following:

- Gas fired central heating with radiators having independently controlled thermostats
- LED lighting to most suites
- Entry phone system
- Carpeting
- Excellent kitchen and WC facilities on ground and first floors
- Parking available
- Intruder alarm

## Accommodation

Attractive First Floor Office Suites

	Sq Ft	Sq M
Suite F17	86	7.99
Suite F05	185	17.19
<b>TOTAL</b>	<b>271</b>	<b>25.18</b>

## Terms

The rent is inclusive of costs of heating, electricity, buildings insurance, repairs and decorations to structure, exterior and cleaning of the common parts of the building. The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure. A minimum term of two years lease is required.

## Rent

F17- £3,252 per annum  
F05- £5,736 per annum

## Business Rates

Business Rates Assessment - To be reassessed.

## VAT

VAT is applicable on the terms quoted

## EPC Rating

The premises has a rating of D ( 77 ). EPC certificate available on request.

## Legal Costs

Each party to be responsible for their own legal costs.

## 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

Strictly by appointment with the letting agents.

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