



## 8 Kings Court, Horsham, West Sussex, RH13 5UR

SELF CONTAINED OFFICE BUILDING FOR SALE OR TO LET WITH PARKING

CLOSE TO HORSHAM STATION

995 SQ FT (92.44 SQ M)



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

Location

The offices are 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 12 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
- Gas fired central heating
- Fully carpeted throughout
- Kitchen and WC
- LED Lighting

Accommodation

	Sq Ft	Sq M
Ground Floor	477	44.31
First Floor	488	45.34
First Floor Store	30	2.79
TOTAL	995	92.44

Terms / Tenure

The offices are for sale on a freehold basis but are also available to let upon a new full repairing and insuring lease for a term to be agreed.

Rent / Price

£18,000 per annum leasehold  
£300,000 freehold

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of D ( 92 ). 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

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