



**Barclays House, 51 Bishopric, Horsham, West Sussex,
RH12 1QJ**

**TOWN CENTRE LOCATION
FIRST FLOOR OFFICE SUITE WITH CAR PARKING
1,117 SQ FT (103.77 SQ M)**



BARCLAYS HOUSE, 51 BISHOPRIC, HORSHAM, WEST SUSSEX, RH12 1QJ

Location

The offices are within a professional building located on one of the principal arterial routes in to town, within walking distance of the prime shopping area. Horsham, being one of the principal West Sussex towns, has excellent communications, being located on the A24 which provides good access to London and the South-East motorway network. The town's mainline railway station provides a direct service to London Victoria, in approximately 50 minutes.

Description

The premises comprise a mainly open plan office suite with two separate offices/ meeting rooms at first floor of the common parts and benefit from the following amenities:

- Intercom
- Fluorescent strip lighting
- Suspended ceiling
- Air conditioning
- Gas fired central heating
- 4 car parking spaces
- Shared kitchen
- Shared WC's

Accommodation

	Sq Ft	Sq M
Open plan office area	854	79.34
Small office/ storage room	51	4.74
Boardroom	212	19.69
TOTAL	1,117	103.77

Terms

Rent of £15,638 per annum exclusive. The suite is available by way of a new sub lease for a term of 3 years.

Business Rates

To be confirmed. Currently rates as part of a larger assessment.

Service Charge

A service charge is applicable towards the upkeep and maintenance of the common parts. Details on application.

VAT

VAT may be applicable on the terms quoted

EPC Rating

The premises has a rating of B (48). 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 sole letting agents.

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