

LEASE ASSIGNMENT

**CRICK
MAY**
CHARTERED SURVEYORS

QUALITY OFFICE WITH CAR PARKING
236.81 SQ M (2,549 SQ FT)

Unit 8 Foundry Court, Foundry Lane, Horsham, RH13 5PY



Summary

Available Size	2,549 sq ft
Business Rates	Rateable Value of £41,500 with a UBR of 43.2 p in £
Service Charge	£1,753.44 per annum is applicable towards the upkeep and maintenance of the common parts. Details on application
EPC Rating	D (78)

Location

The property forms part of a small development of self-contained offices known as Foundry Court which is located in an established business area, approximately one mile to the north of Horsham town centre and only half a mile from Horsham's mainline railway station.

Description

The premises currently comprise a mixture of open plan and cellular office accommodation over ground and first floor levels, benefiting from the following amenities:

Specification

- Security alarm and CCTV (not tested)
- Intercom
- Fire alarm and emergency lighting
- 3 phase electricity
- Gas fired central heating
- Suspended ceiling with LED lighting
- Perimeter trunking
- Kitchenette
- WC/accessible WC with shower
- 8 car parking spaces

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	1,246	115.76
First Floor	1,303	121.05
Total	2,549	236.81

Lease

An assignment of the existing lease is available which is understood to expire 1st February 2028.

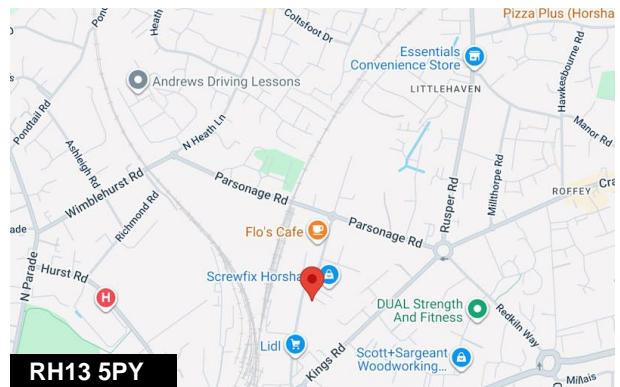
Alternatively consideration may be given to a new lease on terms to be agreed. Further details on application.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Jonathan Mack

01403 756510 | 07557 562699

jm@crickmay.co.uk



Daniel Lascelles

01403 756518 | 07786 298025

dl@crickmay.co.uk

[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors

22 London Road, Horsham, West Sussex, RH12 1AY

T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | crickmay.co.uk



Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.