

TO LET

TOWN CENTRE UPPER FLOOR OFFICES
23.60 - 86.50 SQ M (254 - 931 SQ FT)

Richmond House, Carfax, Horsham, RH12 1AQ



Summary

Available Size	254 to 931 sq ft
Rent	£17 per sq ft per annum exclusive
Business Rates	To be advised. We believe the Rateable Values will qualify for small business rates relief and advise interested parties to check with Horsham District Council Rates Department
Service Charge	£6.50 per sq ft shall be applicable towards the upkeep, cleaning and maintenance of the common parts of the property, together with heating, water, waste collection etc. Details upon request
EPC Rating	C (58)

Location

The premises are located in a prominent position in the Carfax, forming part of the central pedestrianised hub of the town centre. A number of multiple traders, main banks and building societies are located close by including Boots the Chemist, NatWest, Halifax, Coole Bevis Solicitors, Fat Face and Cook Delicatessen.

The premises are immediately adjacent to the entrance to Swan Walk Shopping Centre with West Street and Pries Place also located close by. Horsham's mainline railway station is within easy walking distance and there are a number of car parks available including the multi-storey within Swan Walk opposite.

Description

Offices are situated at first and second floors and are available taken together or separately to suit an occupier's need. The offices benefit from the following amenities:

Specification

- Excellent natural light with views across The Carfax
- Lobby
- Perimeter trunking
- LED lighting
- Carpeting
- Heating
- Shared kitchen and WC facilities

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m	Availability
First Floor - Suite A	254	23.60	Available
First Floor - Suite B	336	31.22	Available
Second Floor - Suite C	341	31.68	Available

Leases

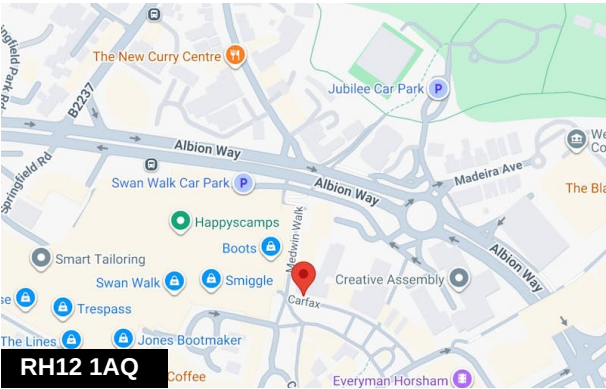
A new lease(s) is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing & Further Information

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