

TO LET

GROUND FLOOR OFFICES WITH CAR PARKING 67.45 SQ M (726 SQ FT)

Ground Floor, 2 Grove House, Foundry Lane, Horsham,
RH13 5PL



Summary

Available Size	726 sq ft
Rent	£15,000 per annum exclusive
Business Rates	Currently rated as a whole. Details on application
Service Charge	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Further details available upon application.
EPC Rating	D (80)

Location

The offices are situated in Foundry Lane which is approximately one mile from Horsham town centre and the mainline station is within walking distance, providing a direct service to London Victoria in approximately 55 minutes.

There is easy access from the property to the A264, A24 Horsham by-pass, the A23/M23 and Gatwick Airport (approximately 10 miles distant)

Description

The accommodation is currently configured to provide an open plan office; separate store area and a kitchen / staff break area.

N.B. The premises are also available to let as whole, providing 2,362 sq ft. Further details are available on application.

Specification

- Fire alarm system and security alarm
- LED lighting
- Suspended ceilings
- Carpeting
- Air conditioning
- Oil fired central heating
- 3 designated car parking spaces
- Kitchen/staff break area
- WC's

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Total	726	67.45

Lease Terms

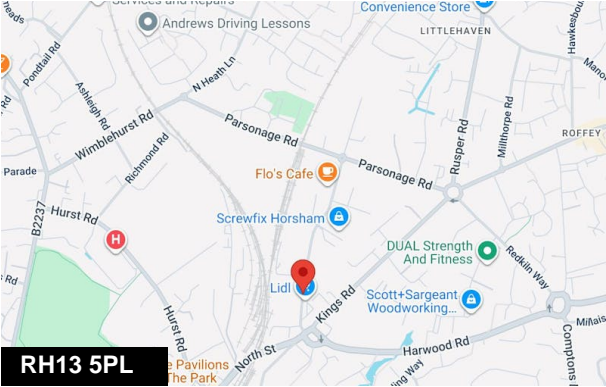
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will not be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal fees.



Viewing & Further Information



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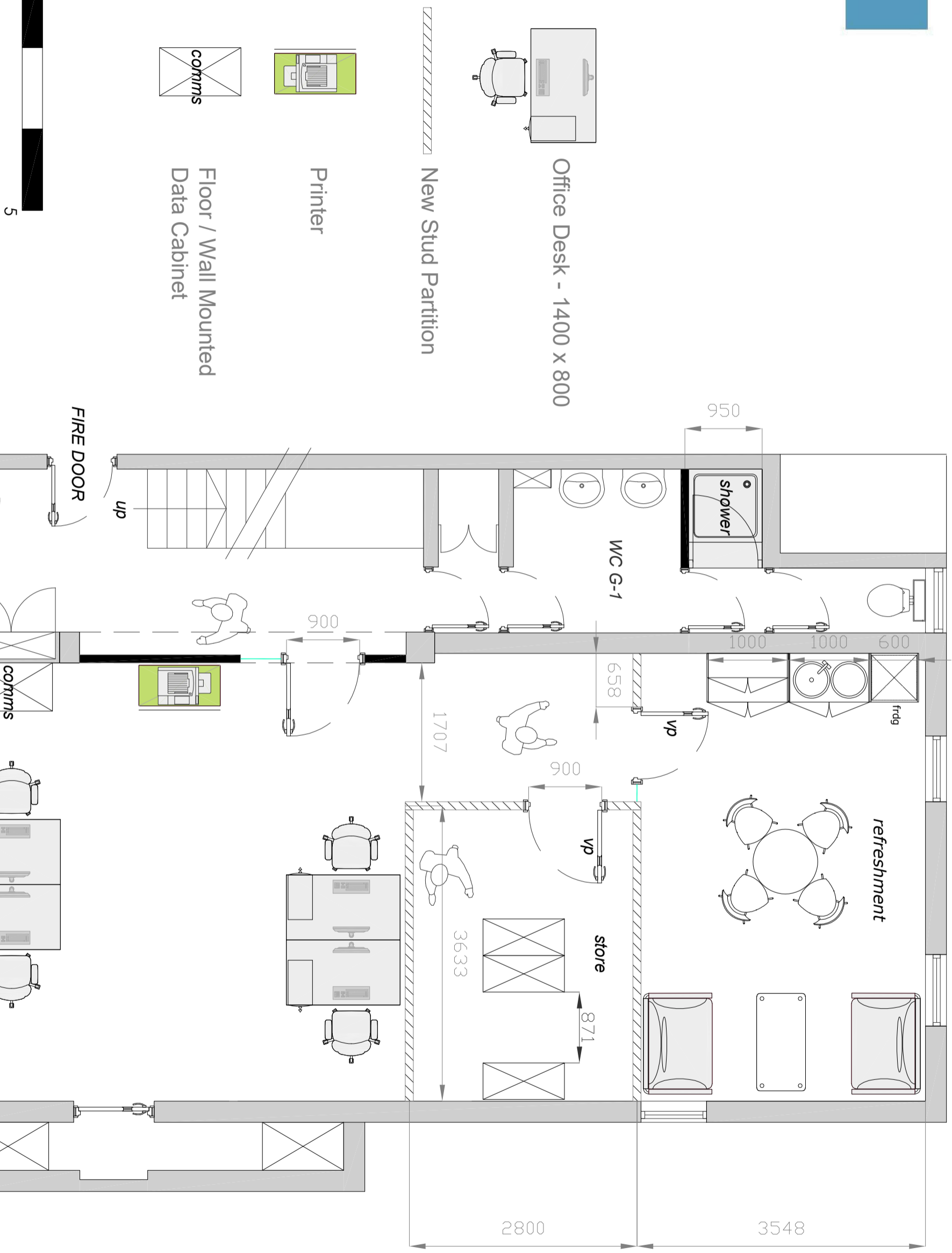
More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



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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.





This drawing is not to scale.
All dimension and levels to be checked on site.
Layout is subject to Local Authorities approval.