



## 11 Kings Court

Harwood Road, Horsham, RH13 5UR

### Fully refurbished self-contained offices

**1,006 sq ft**  
(93.46 sq m)

- Self contained offices
- Newly refurbished
- Branding opportunity
- 4 on site car spaces

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## Summary

<b>Available Size</b>	1,006 sq ft
<b>Rent</b>	£23,000 per annum
<b>Rates Payable</b>	£7,110.75 per annum Small business rate relief could be available for qualifying businesses. For further information we recommend interested parties contact Horsham District Council Rates Department on 01403 215100 or <a href="http://www.horsham.gov.uk">www.horsham.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£14,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	There is an estate charge full information on request.
<b>EPC Rating</b>	C (71)

## Description

Unit 11 Kings Court is a self-contained 2 storey office which has been comprehensively refurbished throughout. The premises benefit from new carpeting/flooring throughout, a newly fitted WC, newly fitted and tiled kitchen with integrated dishwasher and fridge, new air conditioning, new contemporary LED lighting, new 3 compartment perimeter trunking and double glazing. Externally there are 4 car spaces allocated to the unit.

## Location

These self-contained offices are situated within a well known courtyard office scheme located at the junction of Kings Road and Harwood Road to the north of the town centre.

Lidl is close by and Horsham station with services to London is just 350m distance. Horsham town centre with its numerous retail and restaurant offering is 1km to the south.

For exact location use [what3words/// farms.equal.acting](https://www.what3words.com/farms.equal.acting)

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	480	44.59
1st	526	48.87
<b>Total</b>	<b>1,006</b>	<b>93.46</b>

## Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

## Amenities

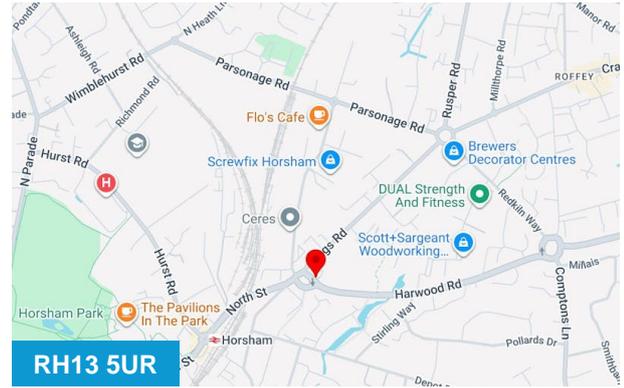
- New air conditioning
- Fully refurbished and redecorated
- New wc
- Fitted kitchen with integrated dishwasher and fridge
- LED lighting
- New flooring
- Double glazing

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



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