

TO LET

**SOUGHT AFTER MODERN STARTER BUSINESS UNIT
OFFICE /LIGHT INDUSTRIAL USE
46.64 SQ M (502 SQ FT)**

Unit 11 Blatchford Close, Horsham, RH13 5RG



Summary

Available Size	502 sq ft
Rent	£10,000 per annum exclusive
Business Rates	To be advised as currently rated as a whole with Unit 12, however we believe that 100% small business rates relief will be available, subject to the status of the tenant.
Service Charge	A service charge shall be applicable towards the upkeep and maintenance of the common parts of the estate. Details on application
EPC Rating	C (67)

Location

Horsham is one of the main commercial centres in West Sussex, having good communications via road with Junction 11 of the M23 approximately 7 miles distant, accessed via the A264. Horsham mainline railway station serves London Victoria in approximately 55 minutes and Gatwick Airport is approximately 10 miles distant.

The premises are situated in Blatchford Close which is 1 mile to the east of Horsham town centre and railway station.

Description

The premises comprise a ground floor business unit suitable for office / light industrial use and benefits from an electric roller shutter door.

Specification

- 3 phase electricity
- Partitioned office space
- Electric roller shutter door
- Tile carpeted and vinyl flooring
- Free non-designated parking for all units
- Kitchen and WC facilities

Accommodation

The premises have the following approximate floor areas:

Description	sq ft	sq m
Total	502	46.64

Lease Terms

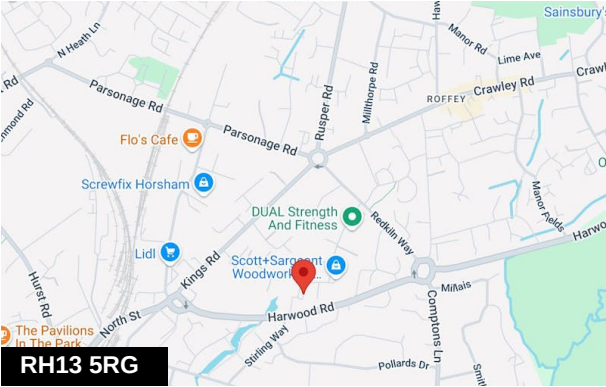
A new lease is available. The lease shall be for a term of 6 years with the ability for either party to serve 3 months notice after the first 6 months of the lease. The rent shall be subject to a review at the 3rd anniversary of the lease commencement date.

VAT

VAT is 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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