



## Albery House, Springfield Road

Horsham, RH12 2GB

### Quality Fitted Second floor office suite

**829 sq ft**  
(77.02 sq m)

- Fitted suite with workstations
- All inclusive terms
- 18 workstation & other office furniture (if required)
- Key fob (secure) access
- Air conditioning

# Albery House, Springfield Road, Horsham, RH12 2GB

## Summary

<b>Available Size</b>	829 sq ft
<b>Rent</b>	£29,000 per annum Inclusive of utilities, buildings insurance and service charge. The tenant will be responsible for IT/communication costs, business rates and VAT.
<b>Business Rates</b>	To be confirmed.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (113)

## Location

Albery House is located in the town centre, just off the junction of Albion Way and Springfield Road, adjacent to the Swan Walk Shopping Centre and a short walk to the pedestrianised West Street.

Horsham is an affluent market town and one of the main commercial centres in West Sussex. The town's bus station is nearby, the mainline railway station within walking distance and the town benefits from good road links, with easy access to the A24 (via A281), A264 and A23 (M23).

## Description

On the instruction of Horsham District Council

A newly refurbished and furnished office suite situated on the second floor of Albery House, the new office HQ of Horsham District Council.

The suite is accessed via 2 passenger lifts from the main staffed ground floor reception with shared use of male and female WCs, each with a shower.

Car parking is available in the adjacent multi-storey car park with direct access to Albery House, by separate arrangement.

## 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.

## Accommodation

The approximate net internal floor area is:

Floor/Unit	Building Type	sq ft	sq m
2nd	Office	829	77.02
<b>Total</b>		<b>829</b>	<b>77.02</b>

## Specification

- Newly refurbished space
- Air conditioning
- Exposed ceilings with LED lighting
- 18 workstation & other office furniture (if required)
- Tea point
- Key fob (secure) access
- Shared male & female WCs/showers
- 2 lifts



## Viewing & Further Information



### David Bessant

01293 401040 | 07767 422530  
bessant@gravesjenkins.com



### Stephen Oliver

01293 401040 | 07786 577323  
oliver@graves-jenkins.com

## Terms

Available on a new lease on flexible terms to be agreed. the lease will be excluded from the security provisions of the Landlord & Tenant Act 1954 (as amended).



