

TO LET

**CRICK
MAY**
CHARTERED SURVEYORS

****FULLY INCLUSIVE RENT**
TOWN CENTRE FIRST FLOOR OFFICES
WITH CAR PARKING
27.50 SQ M (296 SQ FT)**

1st Floor Rear, 22 London Road, Horsham, RH12 1AY



T: 01403 264259 | crickmay.co.uk

Summary

Available Size	296 sq ft
Rent	£11,000 per annum inclusive of heating, lighting and power. It is exclusive of telephone charges, cleaning and contents insurance.
Business Rates	The premises are currently rated as part of a larger assessment. 100% small business rates relief will be available, subject to a tenant's status
EPC Rating	Upon enquiry

Location

The property is situated within an attractive Grade II listed building in a professional office location within Horsham's town centre. The town's comprehensive shopping facilities are within easy walking distance, as is the mainline railway station. Road communications are excellent, with easy access onto the A24 and A23/M23 beyond. Gatwick Airport is approximately 11 miles distant.

Description

The offices are at first floor and comprise two interconnecting rooms.

Amenities include gas fired central heating, Category II lighting, carpet tile flooring and perimeter trunking along with shared meeting room, kitchen and WC facilities. The premises benefit from a private car park to the rear of the property providing 2 car parking spaces. Additional spaces may be available by way of separate negotiation.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
First Floor Middle Office with interconnecting room	296	27.50

Lease

The accommodation is available by way of a new lease on terms to be agreed, to be excluded from the Landlord and Tenant Act 1954.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Crickmay Chartered Surveyors

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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.





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