

TO LET

SOUGHT AFTER MODERN STARTER BUSINESS UNIT OFFICE/LIGHT INDUSTRIAL USE

Unit 2 Blatchford Close, Horsham, RH13 5RG



Summary

Available Size	500 sq ft
Rent	£10,000 per annum exclusive
Business Rates	Rateable Value of £8,100 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status
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 (57)

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, currently set up for use as offices.

The unit offers open-plan space with a partitioned office and a storage area, WC and kitchenette.

Specification

- Carpeted
- LED lighting in suspended ceiling
- Electric roller shutter door
- Perimeter trunking
- Partitioned office
- Kitchenette
- WC
- Free non-designated parking for all units

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Total	500	46.45

Key Features

- Furniture may be available

Lease

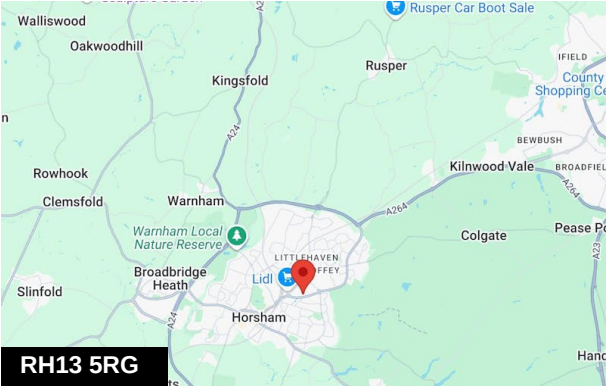
A new lease is available. The lease shall be for a term of 6 years with the ability for the tenant to serve 3 months' notice after the first 6 months of the lease.

VAT

VAT is applicable on the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk

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

