



## OFFICE TO LET

### Unit B7

Smallmead House,  
Smallmead, Horley,  
RH6 9LW

## OFFICE TO LET

515 sq ft

- Kitchenette
- WC facilities
- 2 car parking spaces

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## Summary

<b>Available Size</b>	515 sq ft
<b>Rent</b>	£13,500 per annum plus VAT
<b>Rates Payable</b>	£10.66 per sq ft Small business rate relief may be applicable on this unit.
<b>Rateable Value</b>	£11,000
<b>Service Charge</b>	Service charge is inclusive in the rent
<b>Estate Charge</b>	Insurance is inclusive in the rent
<b>EPC Rating</b>	C (70)

## Description

Unit B7 comprises of an office with a private kitchenette and two car parking spaces. The unit is immediately available.

## Location

The unit is located on Smallfield Road, with access from the B2036. Smallmead House is in close proximity to a variety of amenities such as shops, restaurants and cafe's. Smallmead House is a 0.6 mile walk to Horley station, providing services to Three Bridges (Gatwick Airport in 2 minutes), Bedford (London Bridge in 45 minutes) and Horsham (25 minutes)

## Specification

Kitchenette  
WC facilities  
2 car parking spaces

## Terms

A new flexible lease is immediately available.



## Viewing & Further Information

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