

TO LET

**ATTRACTIVE OFFICES IN RURAL SETTING
53.51 SQ M (576 SQ FT)**

Unit 9 Newhouse Business Centre, Old Crawley Road,
Faygate, RH12 4RU



Summary

Available Size	576 sq ft
Rent	£11,000 per annum exclusive.
Business Rates	Rateable Value of £7,700 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 is applicable towards the general upkeep and maintenance of the estate and is currently understood to be £2,602.78 per annum. The building's insurance is £186.28.
EPC Rating	B (35)

Location

The units form part of an attractive business park situated to the north-east of Horsham town centre, close to the junction of Crawley Road with the A264 Horsham bypass, which provides easy access to the A24 and A23/M23. Horsham town centre and mainline railway station are easily accessible.

Description

The premises comprise a ground floor office, currently divided into two interconnecting rooms together with a large open plan kitchen area.

The premises benefit from the following amenities:

Specification

- Emergency lighting
- Air conditioning to the office areas
- Mix of inset spot lighting and hanging LED's
- Large open plan kitchen area
- Electric heater and solid wood flooring to the kitchen area
- Carpeting to the office areas
- WC
- Ample car parking
- Farm Shop & Tea Room On-Site

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
Total	576	53.51

Terms

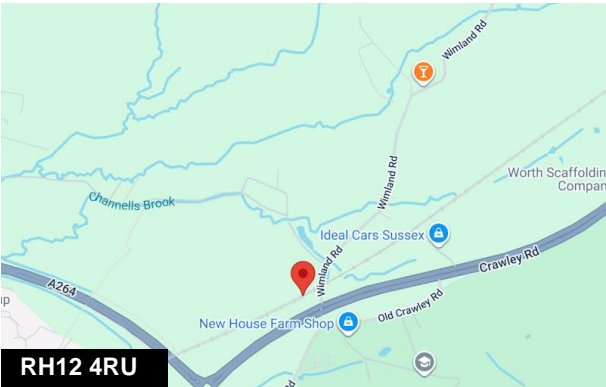
The premises are available by way of a new lease available on terms to be agreed.

VAT

VAT will be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

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