

TO LET

**SELF-CONTAINED OFFICE ACCOMMODATION
OVER TWO FLOORS
56.02 SQ M (603 SQ FT)**

18 Church Street, Warnham, Near Horsham, RH12 3QW



Summary

Available Size	603 sq ft
Rent	£8,500 per annum exclusive.
Business Rates	The premises have a Rateable Value of £4,500 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.
EPC Rating	E (107)

Location

The property is situated within the centre of the village of Warnham, approximately miles from the centre of Horsham, immediately adjacent to the A24 with its intersection with the A264. The subject property is immediately adjoining Church Street, the principal thoroughfare of the village and above Bodywise Boutique Gym and Studios.

Description

The premises comprise four office rooms over first and second floors, with kitchen and WC facilities.

Accommodation

The premises have the following approximate net internal floor areas:

Description	Size	sq m
1st Floor Offices	304 sq ft	28.24
1st Floor Kitchen	24 sq ft	2.23
2nd Floor Offices	275 sq ft	25.55

Lease

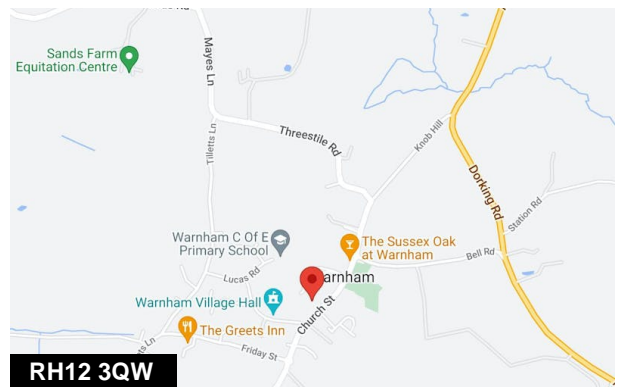
A new effectively full repairing and insuring lease is available upon terms to be agreed.

VAT

It is understood VAT is not applicable upon the terms quoted.

Legal Costs

The tenant shall be responsible for the Landlord's legal fees in documenting the new tenancy.



Viewing & Further Information



Daniel Lascelles

01403 756518 | 07786 298025

dl@crickmay.co.uk

More details @ crickmay.co.uk

