

TO LET

TOWN CENTRE FIRST FLOOR OFFICE ACCOMMODATION 28.24 SQ M (304 SQ FT)

Office B, 24 Piries Place, Horsham, RH12 1EH



Summary

Available Size	304 sq ft
Rent	£6,500 per annum exclusive
Business Rates	The premises have a Rateable Value of £3,850 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.
Service Charge	£3,625 per annum is payable in respect of the upkeep and maintenance of the common parts of the building and the estate. The service charge is understood to be inclusive of utilities. Building insurance will also be applicable. Further details upon application.
EPC Rating	C (70)

Location

Horsham, being one of the principal towns in West Sussex, offers an excellent working environment, and is located within easy access of the south east motorway network and Gatwick Airport. The office suite is located within the Piries Place mixed use development within the town centre, and overlooks Carfax. Occupiers within Piries Place include Everyman Cinema, Premier Inn, Miller & Carter, The Red Deer, Starbucks & Turquaz.

Car parking is available within the town's multi-storey car parks and the Park and Ride scheme provides an economic and frequent link to the town centre. Horsham's mainline railway station is within convenient walking distance.

Description

The premises comprise modern office accommodation at first floor with a window fronting onto Carfax and benefit from the following amenities:

Specification

- Excellent natural light
- Suspended ceiling
- Central heating
- Double glazing
- Kitchenette
- WC

Accommodation

The premises have the following approximate net internal floor area:

Description	sq ft	sq m
First Floor - Office B	304	28.24

Lease

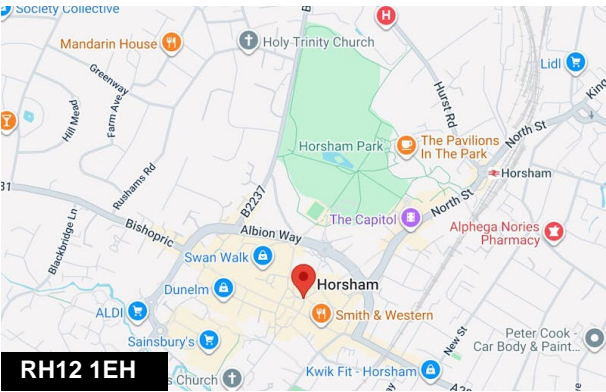
A new effectively full repairing and insuring lease is available on terms to be agreed.

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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