

TO LET

FIRST FLOOR TOWN CENTRE OFFICES 25.64 SQ M (276 SQ FT)

Suite 2 First Floor, Sanford House, Medwin Walk, Horsham,
RH12 1AG



Summary

Available Size	276 sq ft
Rent	£4,500 per annum exclusive
Business Rates	To be re-assessed. Eligible businesses may apply for business rates relief
Service Charge	A service charge is applicable towards the upkeep and maintenance of the building and common parts, and includes communal heating. Further details upon request. The tenant is also responsible for payment of their electricity consumption.
EPC Rating	C (65)

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 town’s principal shopping facilities are situated adjacent, within the Swan Walk pedestrianised centre and West Street, where many national multiples are represented close by. 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. Furthermore, the central location enables convenient access to the Town's restaurants, cafés, and bars, within Carfax, East Street and Piries Place.

Description

The premises comprise modern refurbished office accommodation within this purpose-built professional building. It is conveniently positioned within the town centre, opposite the Swan Walk shopping centre. The office building benefits from a passenger lift up to the second floor, together with shared kitchen and WC facilities.

Specification

- Convenient town centre location
- Ideally situated for shopping facilities
- Passenger lift
- Shared kitchen and WC facilities

Accommodation

The suite has the following approximate net internal floor areas:-

Description	sq ft	sq m
Suite 2 First Floor	276	25.64

Terms

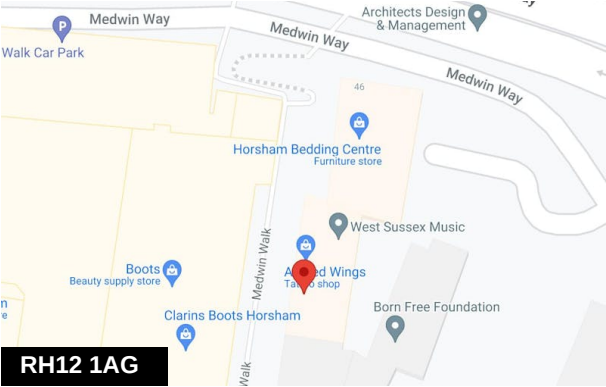
A new lease is available on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is not applicable on the terms quoted.



Viewing & Further Information



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