

TO LET

OFFICES WITH CAR PARKING
219.44 SQ M (2,362 SQ FT)

2 Grove House, Foundry Lane, Horsham, RH13 5PL



Summary

Available Size	2,362 sq ft
Rent	£45,000 per annum exclusive.
Business Rates	Rateable Value of £24,250 with a UBR of 49.9 p in £
Service Charge	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Further details available upon application.
EPC Rating	D (80)

Location

The offices are situated in Foundry Lane which is approximately one mile from Horsham town centre and the mainline station is within walking distance, providing a direct service to London Victoria in approximately 55 minutes.

There is easy access from the property to the A264, A24 Horsham by-pass, the A23/M23 and Gatwick Airport (approximately 10 miles distant)

Description

The accommodation comprises self-contained office accommodation over ground, first and second floors. The accommodation provides a mix of individual meeting rooms and larger open plan offices.

N.B. It is possible for the premises to be taken in part. Further details available via our website or on application.

Specification

- Fire alarm system and security alarm
- LED lighting
- Suspended ceilings
- Carpeting
- Air conditioning
- Oil fired central heating
- 9 designated car parking spaces
- Kitchen/staff break area to ground floor
- Separate kitchenette to second floor
- WC's to ground and first floors

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Total	2,362	219.44

Lease Terms

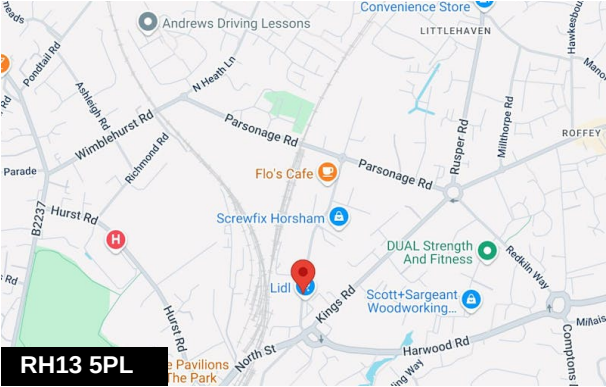
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will not be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal fees.



Viewing & Further Information



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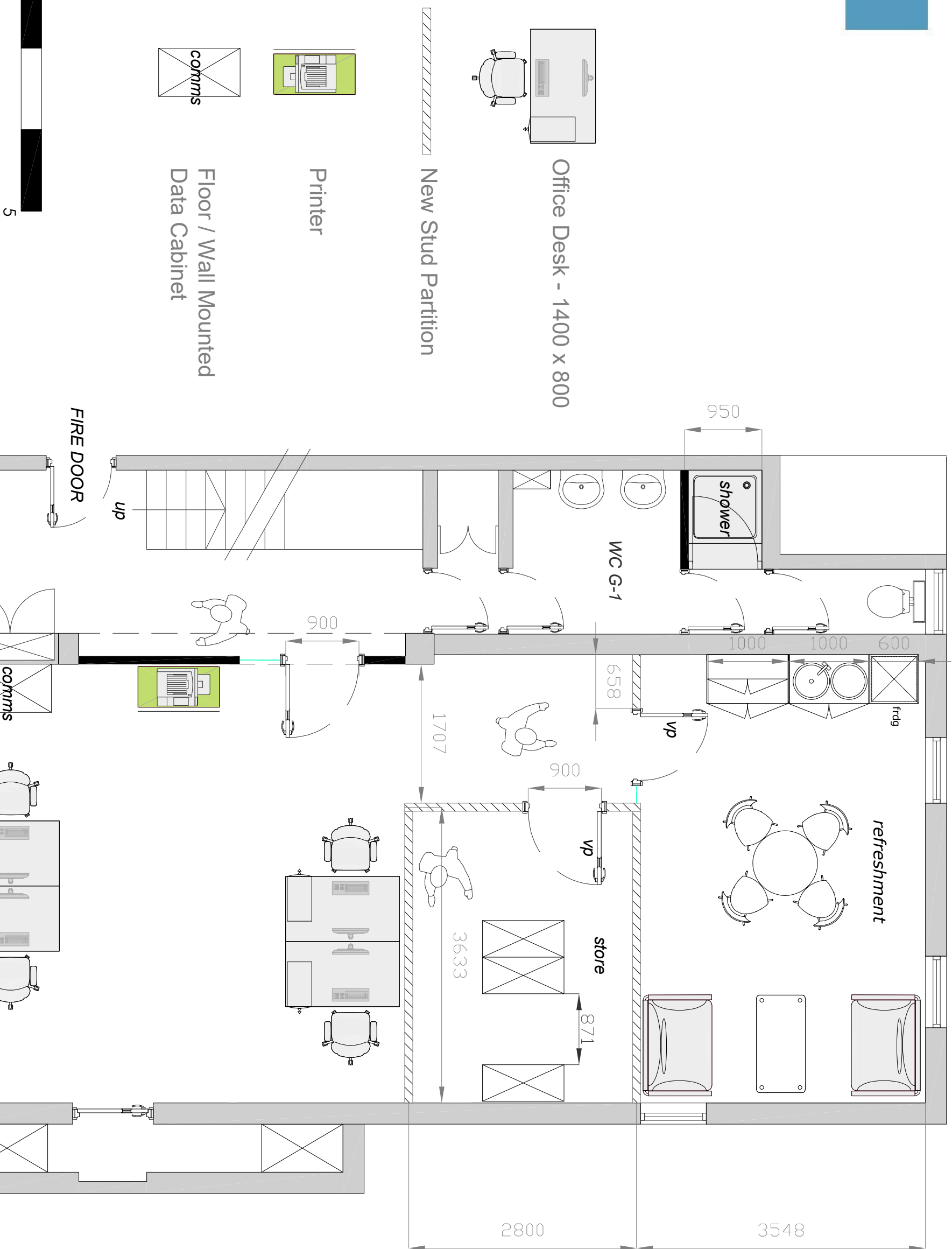


Crickmay Chartered Surveyors
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

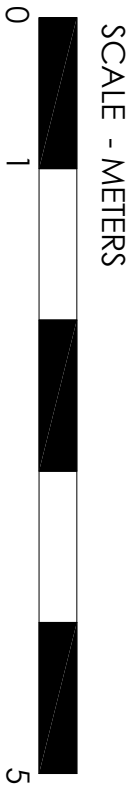
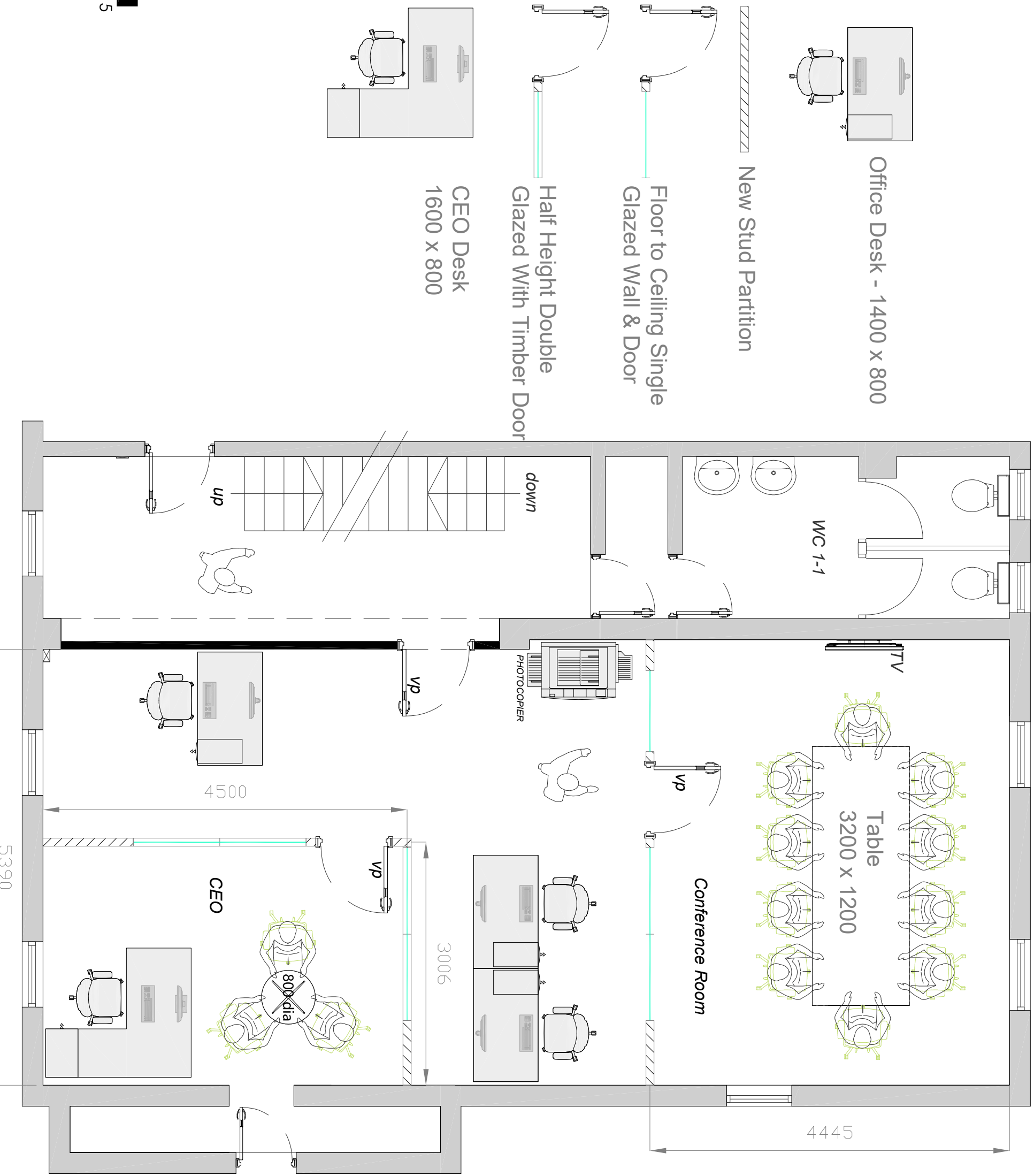






This drawing is not to scale.
All dimension and levels to be checked on site.
Layout is subject to Local Authorities approval.

SCALE - METERS



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Layout is subject to Local Authorities approval.



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FIRST FLOOR - PROPOSED GA - 06.AUG.2020
DRAWING: 308-1st - SCALE 1:50 @A3
REV: A

2 GROVE HOUSE
HORSHAM
RH13 5PL
Ref: 308-310

