

TO LET

**SECOND FLOOR OFFICES WITH CAR PARKING
83.89 SQ M (903 SQ FT)**

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



Summary

Available Size	903 sq ft
Rent	£15,000 per annum exclusive
Business Rates	Currently rated as a whole but is due to be reassessed as individual floors. It is considered likely each floor will benefit from 100% Small Business Rate Relief.
Service Charge	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Details on 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 predominantly open plan accommodation with 3 separate offices and benefits from the following amenities

Specification

- Fire alarm system and security alarm
- LED lighting
- Suspended ceilings
- Carpeting
- Air conditioning and oil fired central heating
- Tea point
- WC's
- 3 designated car parking spaces
- 2 visitor car parking spaces (shared with adjacent premises)

Accommodation

The accommodation has the following approximate net internal floor areas:

Description	sq ft	sq m
Second Floor	903	83.89

Lease Terms

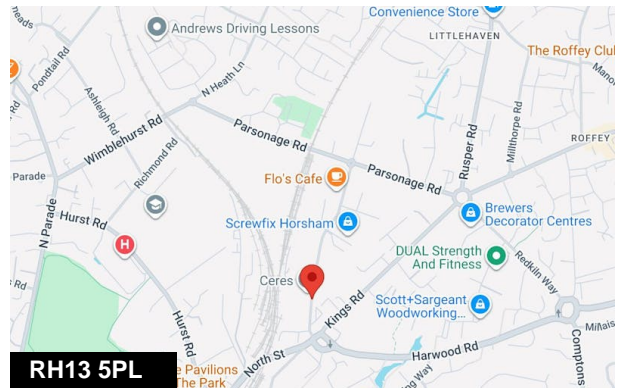
A new full repairing and insuring lease is available on terms to be agreed.

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



Jonathan Mack

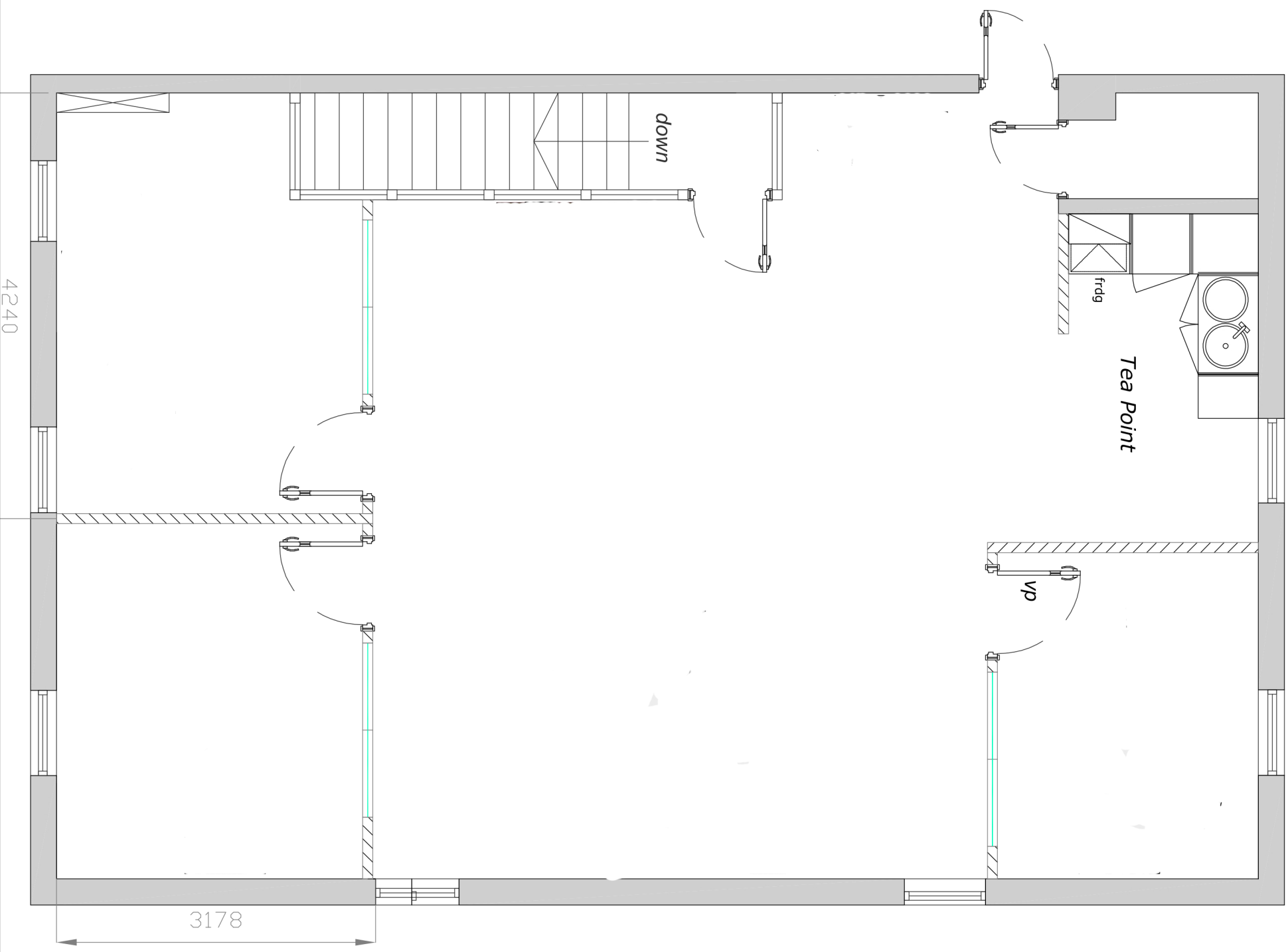
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This drawing is not to scale.
 All dimension and levels to be checked on site.
 Layout is subject to Local Authorities approval.



Red River Interiors
 6 Genesis Business Centre
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 Horsham
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SECOND FLOOR - PROPOSED GA - 07.AUG.2020
 DRAWING: 308-2nd - SCALE 1:50 @A3
 REV: A

2 GROVE HOUSE
 HORSHAM
 RH13 5PL

Ref: 308-310