

**TO LET**

**1ST & 2ND FLOOR OFFICES WITH CAR PARKING  
151.99 SQ M (1,636 SQ FT)**

First & Second Floors, 2 Grove House, Foundry Lane,  
Horsham, RH13 5PL



## Summary

<b>Available Size</b>	1,636 sq ft
<b>Rent</b>	£30,000 per annum exclusive
<b>Business Rates</b>	Currently rated as a whole. Details on application
<b>Service Charge</b>	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Further details available upon application.
<b>EPC Rating</b>	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 open plan accommodation at first floor alongside 2 large meeting rooms, and predominantly open plan accommodation with 3 separate offices at second floor.

N.B. The premises are also available to let on a floor-by-floor basis. Further details are available on application.

## Specification

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

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
First Floor	733	68.10
Second Floor	903	83.89
<b>Total</b>	<b>1,636</b>	<b>151.99</b>

## Lease Terms

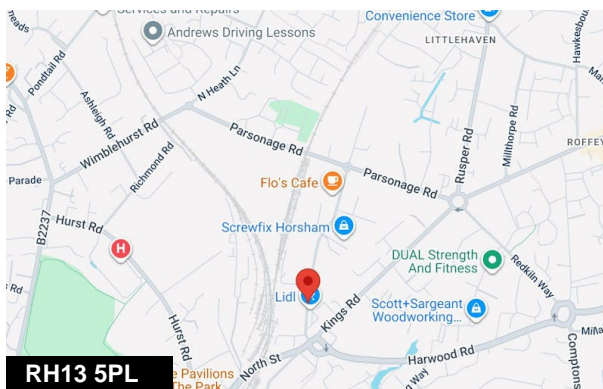
A new full repairing and insuring lease is available on terms to be agreed.

## 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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More details @ [crickmay.co.uk](http://crickmay.co.uk)



**Crickmay Chartered Surveyors**

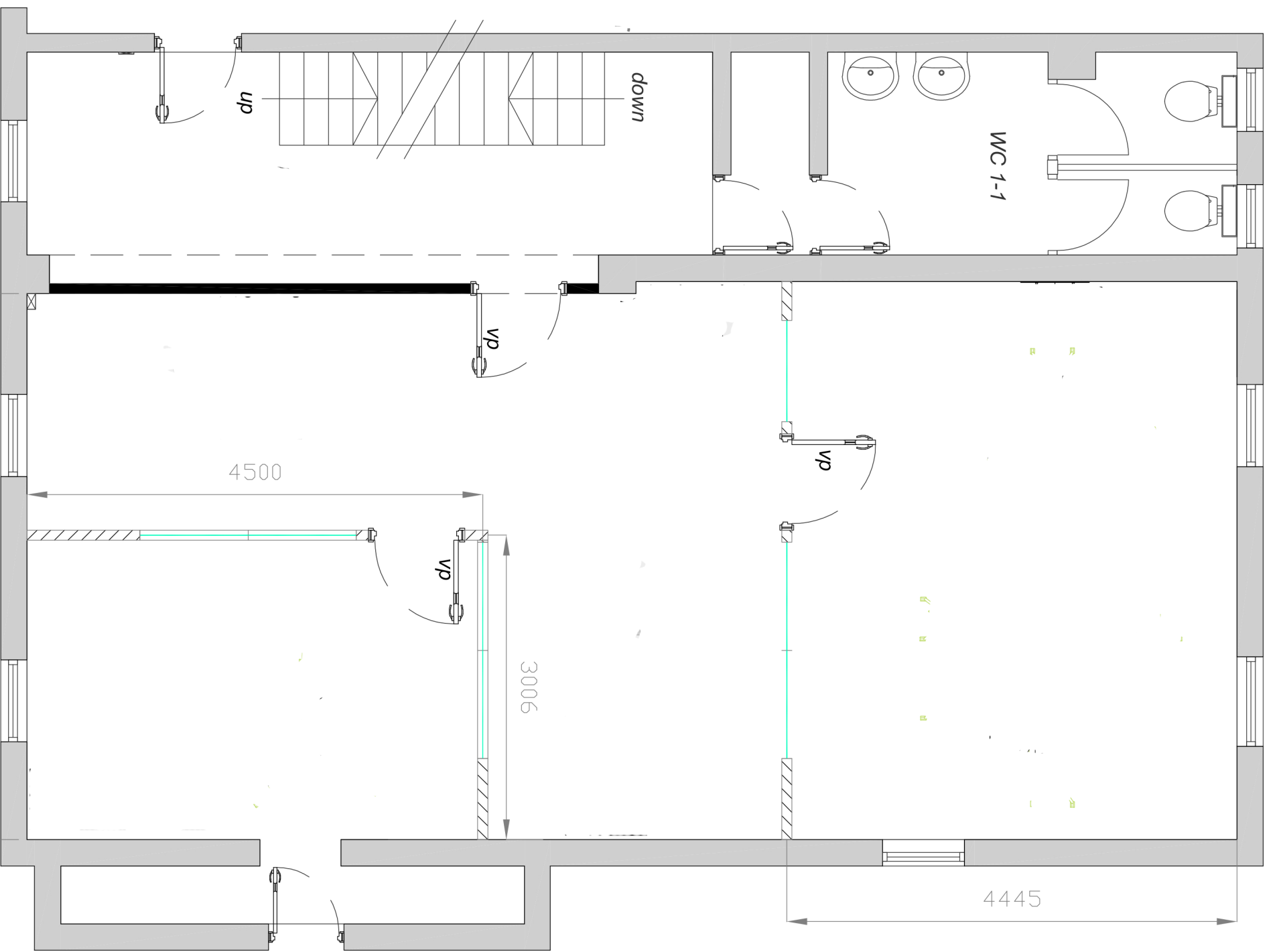
22 London Road, Horsham, West Sussex, RH12 1AY

T: 01403 264259 | [crickmay.co.uk](http://crickmay.co.uk)

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.







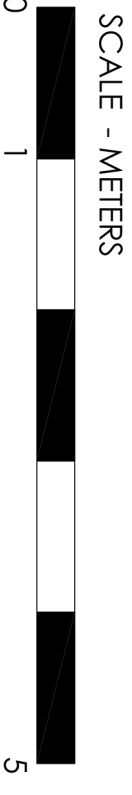
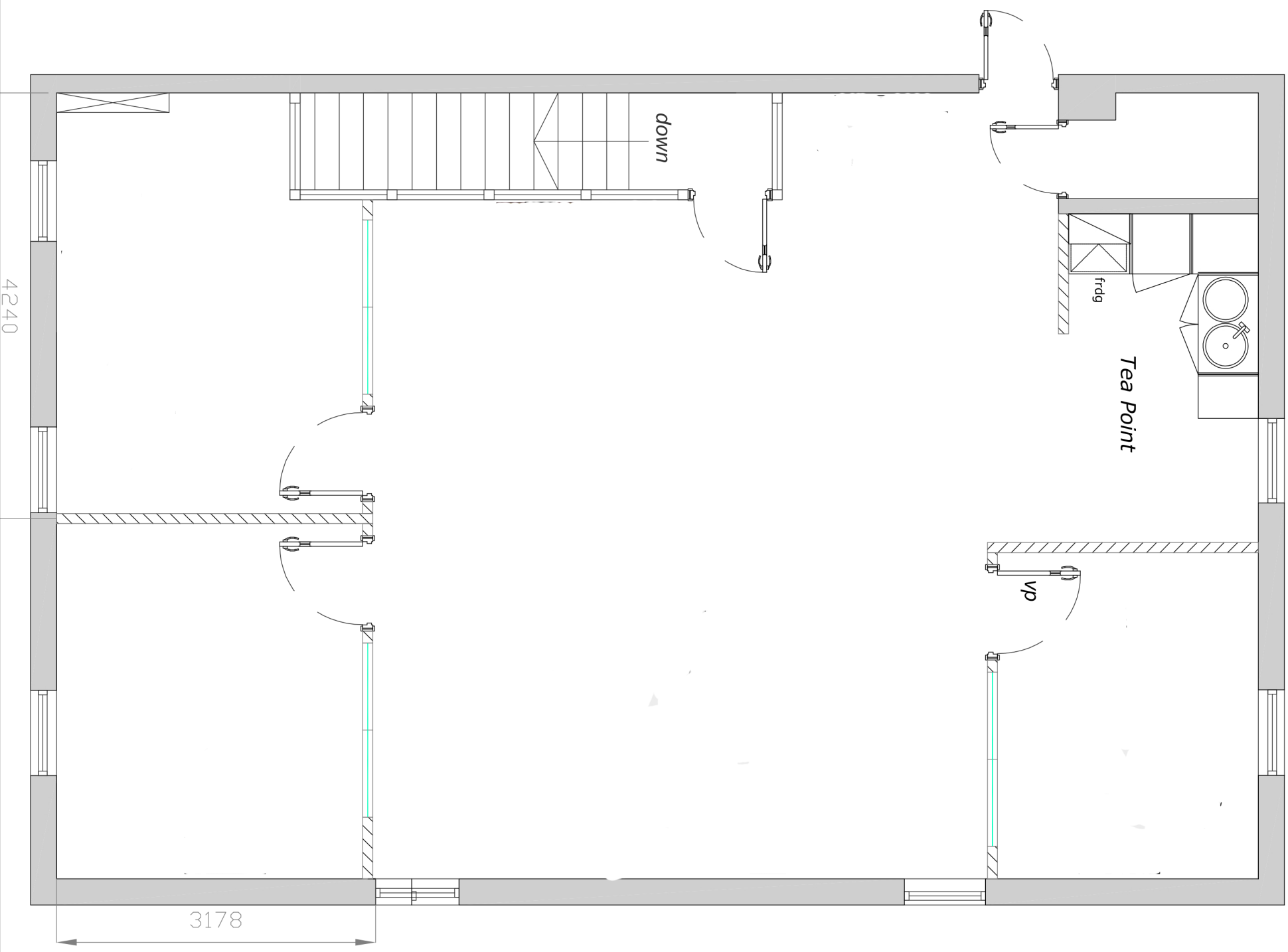
This drawing is not to scale.  
 All dimension and levels to be checked on site.  
 Layout is subject to Local Authorities approval.



Red River Interiors  
 6 Genesis Business Centre  
 Redkirk Way  
 Horsham  
 RH13 5QH  
 T: +44 (0)20 3727 7246

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



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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