

TO LET

TOWN CENTRE LOCATION FIRST FLOOR OFFICE SUITE WITH CAR PARKING

Part 1st Floor Barclays House, 51 Bishopric, Horsham,
RH12 1QJ



Summary

Available Size	1,117 sq ft
Rent	£18 per sq ft per annum exclusive
Business Rates	To be confirmed. Currently rated as part of a larger assessment.
Service Charge	A service charge is applicable towards the upkeep and maintenance of the common parts. Details on application.
EPC Rating	B (48)

Description

Premises comprise a mainly open plan office suite with two separate offices/meeting rooms at first floor and benefit from the following amenities:

Location

The offices are within a professional building, located on one of the principal arterial routes into the town, within walking distance of the prime shopping area. Horsham, being one of the principal West Sussex towns, has excellent communications, being located on the A24 which provides good access to London and the South-East motorway network. The town’s mainline railway station provides a direct service to London Victoria, in approximately 50 minutes.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Open Plan Office Area	854	79.34
Small Office/Storage Room	51	4.74
Boardroom	212	19.70
Total	1,117	103.78

Specification

- Intercom
- Fluorescent strip lighting
- Suspended ceiling
- Air conditioning
- Gas fired central heating
- Carpet tiles
- Shared kitchen
- Shared WC's
- 4 car parking spaces

Terms

The suite is available by way of a new sub-lease for a term of 3 years.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)

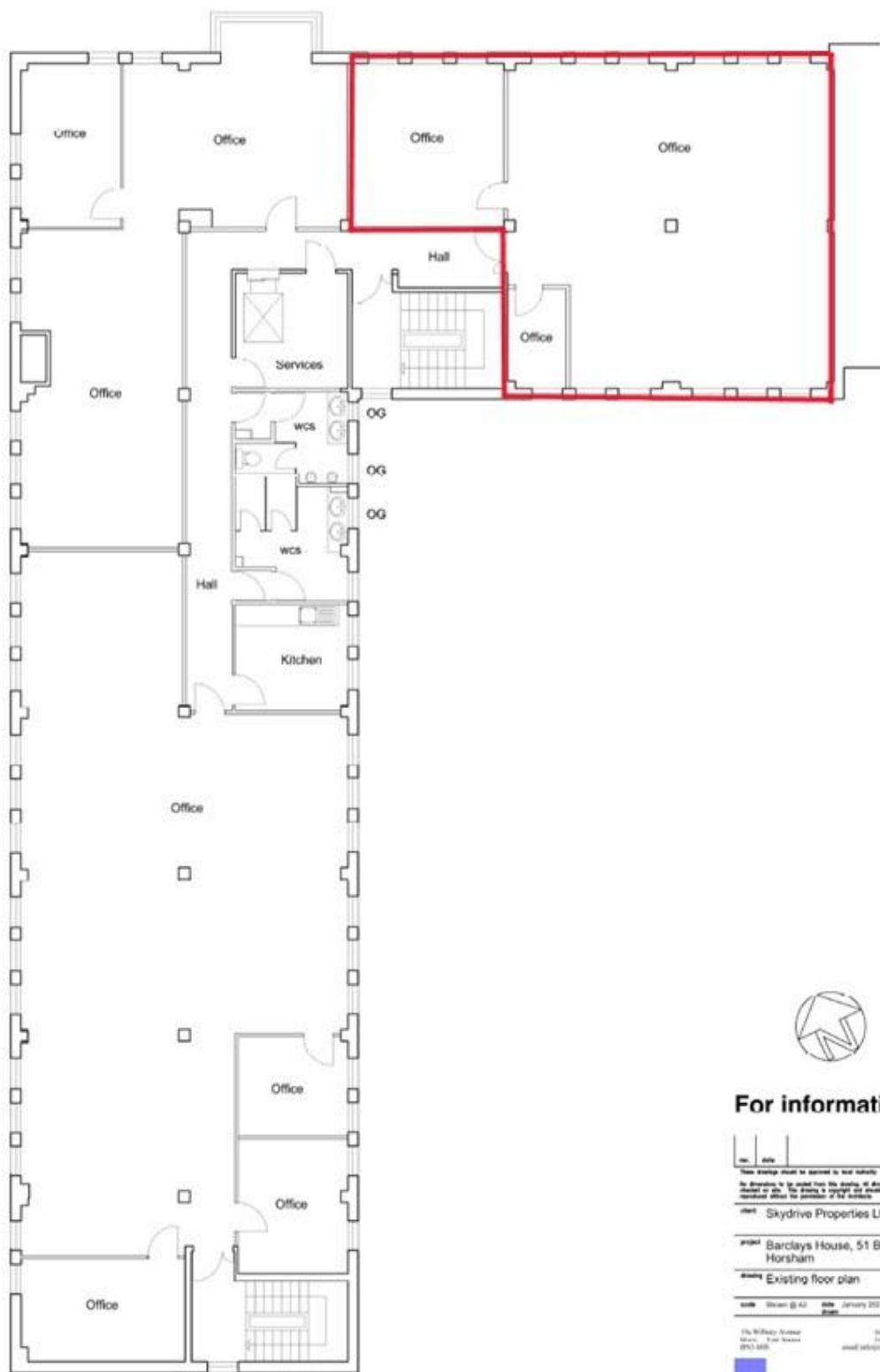


Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

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.







Existing first floor plan scale 1:100@A3



For information

no.	date
Drawings to be added from this drawing. All drawings to be added to this. The drawing is subject to approval and shall not be used without the approval of the architect.	
client	Skydrive Properties Ltd
project	Barclays House, 51 Bishopric, Horsham
drawing	Existing floor plan
scale	Shown @ A3
date	January 2021
The architect's name (Name) (Firm Name) (Firm Name) (Firm Name) (Firm Name) (Firm Name)	
Turner Associates Architects and Planning Consultants	
TA 1326 /03	