

**TO LET**

**FIRST FLOOR OFFICES WITH CAR PARKING  
68.10 SQ M (733 SQ FT)**

1st Floor, 2 Grove House, Foundry Lane, Horsham, RH13  
5PL



## Summary

<b>Available Size</b>	733 sq ft
<b>Rent</b>	£15,000 per annum exclusive
<b>Business Rates</b>	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 Rates Relief.
<b>Service Charge</b>	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Details on 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 a large meeting room and a separate office 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
- 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
First Floor	733	68.10

## Lease Terms

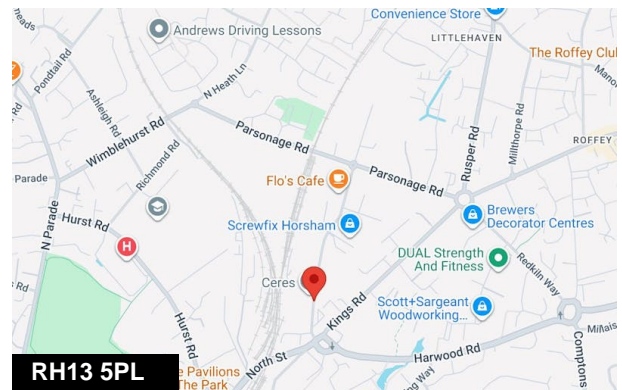
A new full repairing and insuring lease is available on terms to be agreed.

## 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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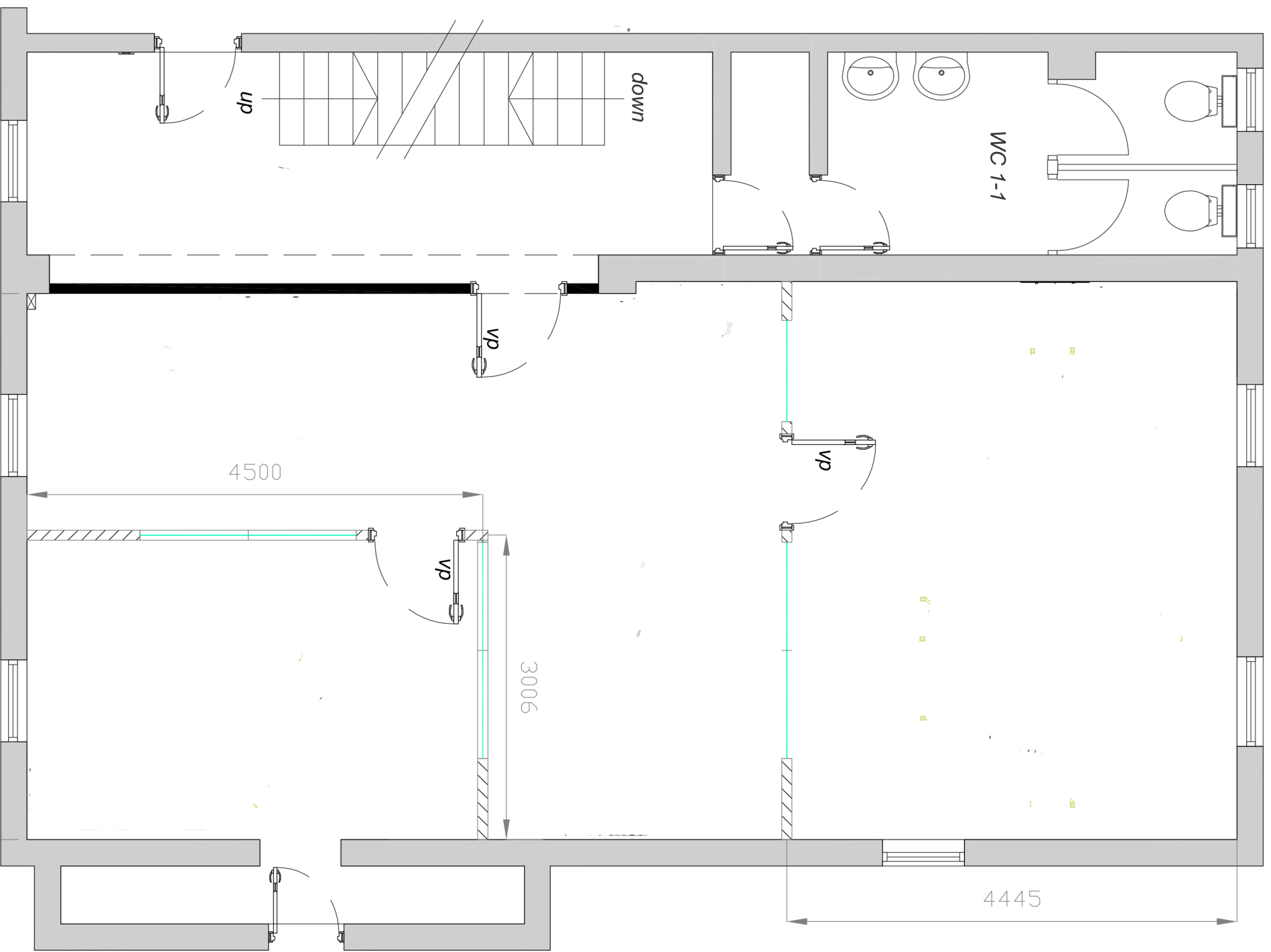
**Crickmay Chartered Surveyors**

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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.



Red River Interiors  
 6 Genesis Business Centre  
 Redkirk Way  
 Horsham  
 RH13 5QH  
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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