



**SUITE 1, OLD HOUSE MEWS, LONDON ROAD, HORSHAM, RH12 1AF**

- **FIRST FLOOR OFFICE SUITE TO LET**
- **TOWN CENTRE LOCATION**
- **272 SQ FT (25.26 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

The office is situated within London Road, close to the town centre with public car parking adjacent.

The town's comprehensive shopping facilities are within easy walking distance, as is the mainline railway station. Road communications are good, with easy access onto the A24 and A23/M23. Gatwick Airport is approximately 11 miles distant.

## Description

The premises comprise a modern office suite at first floor level:

- Gas fired central heating
- Entry phone system
- Shared use of meeting room and kitchenette
- WC facilities and shower
- 1 parking space included



## Floor Areas

We have measured the offices to have the approximate net internal floor areas:

Floor	Sq m	Sq ft
1 <sup>st</sup> Floor Suite 1	25.26 m <sup>2</sup>	272 sq ft

## Terms

The suite is available by way of a new lease for a minimum term of 12 months.

## Rent

£9,000 per annum inclusive of service charge, electricity, gas and water. The Business Rates shall be the responsibility of the tenant. Cleaning of the suite is not included in the rent but can be arranged by separate negotiation.

## Rates

**100% small business rates relief available, subject to the status of the tenant.**

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £4,050  
UBR (2024/2025) 49.9 p in £

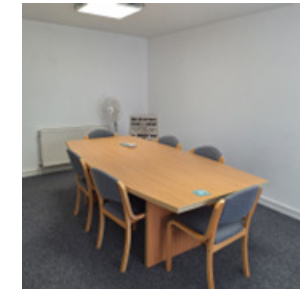
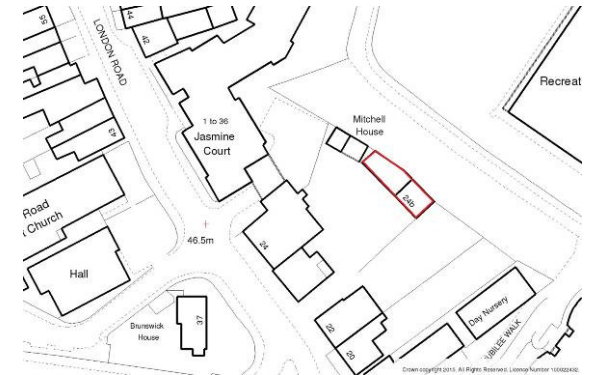
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

## VAT

VAT will not be applicable on the terms quoted.

## EPC Rating

The premises has a rating of D ( 100 ). EPC certificate available on request.



Meeting Room



Shared kitchen area

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ongoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

Tim Shepherd  
01403 333921 or 07921056072  
tshepherd@colyercommercial.co.uk

Jo Parry  
01403 275275  
office@colyercommercial.co.uk

