



MILNWOOD, NORTH PARADE, HORSHAM, WEST SUSSEX, RH12 2BT

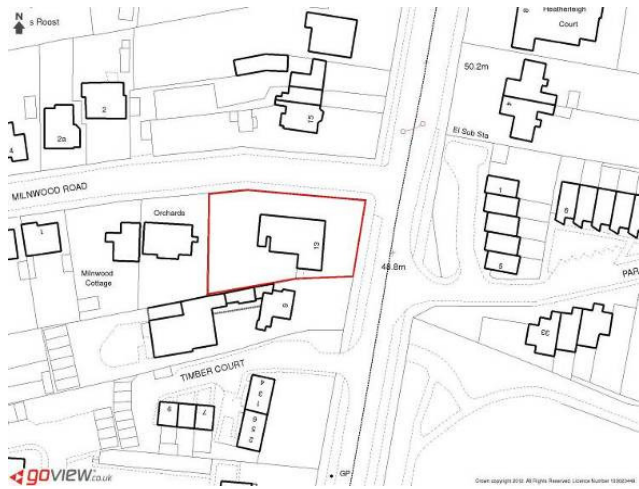
- **ATTRACTIVE FIRST FLOOR OFFICE SUITES TO LET**
- **SUITE FO9: 218 SQ FT (20.25 m²) – SUITE F17: 86 SQ FT (7.99 m²)**
- **PARKING AVAILABLE**

Colyer Commercial
CONSULTANT SURVEYORS

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Location

Milnwood is situated on the corner of North Parade and Milnwood Road close to the junction of North Parade with Hurst Road. Horsham railway station and the town centre are both within easy walking distance.



Description

Milnwood is a multi let detached office building with office suites on ground, first and second floors. The property benefits from the following:

- Central heating with radiators having independently controlled thermostats
- Intruder alarm system
- LED lighting to most suites
- Part-perimeter trunking housing telephone and computer cabling
- Entry phone system
- Provision of fire fighting equipment
- Fully carpeted.
- Good natural lighting
- Communal kitchen and WC facilities on ground and first floors
- New modern lighting
- Storage: There is an adjoining storage area that could be included.
- Parking spaces – one per suite.

Accommodation

Suites FO9 and F17 are available to rent as follows:

Suites	Sq m	Sq ft	Rent	Parking
FO9	20.25	218	£6,636 pa	1 space
F17	7.99	86	£3,252 pa	1 space



Terms

The rent is inclusive of costs of heating, electricity, buildings insurance, repairs and decorations to structure, exterior and cleaning of the common parts of the building. The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

Small Business Rates Relief

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

Rateable values: To be re-assessed.
UBR (2025/2026) 49.9 p in £

The are separate rating assessments for the parking spaces.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief will be applicable for eligible businesses.

VAT

VAT will be chargeable on the rent.

EPC

The property has an EPC rating of D (77). Certificate available upon request.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing 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 LETTING AGENTS

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