



44-46 SPRINGFIELD ROAD, HORSHAM, WEST SUSSEX, RH12 2PD

- **MODERN TOWN CENTRE OFFICES WITH PARKING**
- **FIRST FLOOR OFFICE SUITE TO RENT**
- **AVAILABLE IN OCTOBER 2025 or SOONER BY NEGOTIATION**
- **2,271 SQ FT (211 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a central location, being within walking distance of the town's main shopping facilities and mainline station

The building is on the east side of Springfield Road and located close to its junction with Albion Way, adjacent to the Headquarters of Ringway Construction.

Road communications are good, with Horsham being located on the A24 with easy access via A264 to Crawley, Gatwick and the M23.

Description

The premises comprise a self-contained 1st floor office suite offering flexible open plan office accommodation to suit occupiers' needs within this professional modern building, having accommodation on three floors.

The suite has the following amenities:

- Suspended ceiling with modern Cat II recessed lighting.
- Central heating and double glazing
- Air Conditioning
- Kitchenette
- Fully carpeted
- WC facilities
- Use of six person passenger lift
- Five parking spaces
- Entry phone system
- Partitioned meeting rooms

Accommodation

The premises have the following approximate net internal floor areas as follows:

Floor	Sq m	Sq ft
First Floor Suite	211 m ²	2,271 sq ft

Terms

A new lease is available on terms to be agreed.

Rent

£38,610 per annum exclusive.

Business Rates

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

Rateable value: £28,750
UBR (2025/2026) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief.

Service Charge

A service charge will be applicable towards the upkeep and maintenance of the building and common parts. Further details are available on request.

VAT

VAT is applicable on the terms quoted above

Legal Costs

Each party to be responsible for their own legal costs

EPC

The building has an EPC rating of C: 58. 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 SOLE LETTING AGENTS

TIM SHEPHERD

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

JO PARRY

01403275275

office@colyercommercial.co.uk