



**1<sup>st</sup> FLOOR, 7 THE COURTYARD, STAN'S WAY, HORSHAM, RH12 1HU**

- **SUPERBLY PRESENTED TOWN CENTRE OFFICES**
- **FIRST FLOOR OFFICE SUITE TO LET**
- **OVERLOOKING THE EAST STREET RETAIL FRONTAGE**
- **343 SQ FT (31.86 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The subject property is situated in Horsham town centre on the northern side of East Street, now considered to be the town's principal restaurant quarter.

Piries Place is located close by with a three screen cinema alongside a new hotel, restaurants and drinking establishments.

## Description

The offices are arranged over the first floor of a two storey building. The offices are accessed at the rear via a secure gated entrance with stairs leading up to a personnel door. The suite has the following amenities:

- Intercom security gate
- Kitchenette
- Fully carpeted
- Air conditioning
- Perimeter trunking
- Toilet facilities.



Office overlooking East Street

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.

## Terms

The premises are available to lease on an internal repairing and insuring lease at £8,400 per annum for a term to be agreed. The tenant is responsible for electricity, contribution to building insurance and the fire alarm services.

## Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
1 <sup>st</sup> Floor Suite	31.86 m <sup>2</sup>	343 sq ft

## Rates

**100% Small business rates relief available.**

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

Rateable value: £5,000  
UBR (2025/2026) 0.499 p in £

Interested parties are advised to contact Horsham District Council Rates Department on 01403 215555 to verify the above and to enquire as to the entitlement for rates relief.

## VAT

VAT is not chargeable on the rent.

## EPC Rating

An EPC has been ordered and will be available shortly.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

**TIM SHEPHERD**  
01403333921 or 07921056072  
tshepherd@colyercommercial.co.uk

**JO PARRY**  
01403275275  
office@colyercommercial.co.uk

**Colyer Commercial**  
CONSULTANT SURVEYORS  
**01403 275275**  
www.colyercommercial.co.uk