



CITY BUSINESS CENTRE, BRIGHTON ROAD, HORSHAM, RH13 5BB

- **TOWN CENTRE OFFICE SUITES TO LET**
- **SUITES FROM 496 SQ FT – 665 SQ FT**
- **WITH PARKING AND ON FLEXIBLE TERMS**



COLYER
COMMERCIAL

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Location

Horsham is a historic market town and offers a good range of shopping amenities assisted by car parking facilities close by. It is one of the principal towns in West Sussex and is approximately 10 miles to the west of Crawley. Horsham is strategically located on the A24 with good road links to Worthing and south coast towns via the A27 and to the motorway network via the A264 junction 11 of the A23/M23.

The mainline station and town centre are within walking distance. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.



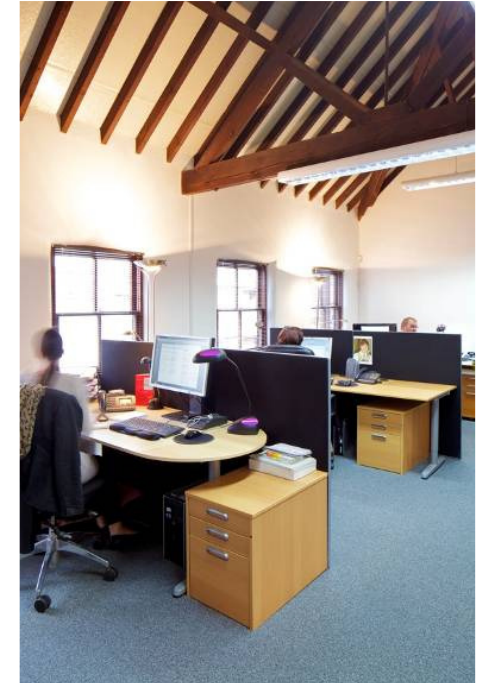
Description

The business centre comprises 26 self contained units providing a mix of office, workshop and retail units, each with its own access and on-site parking.

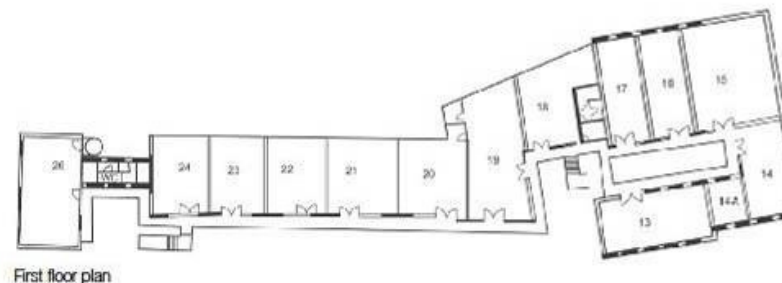
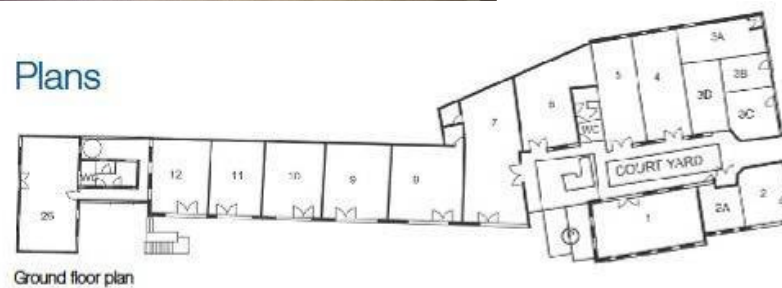
A former Victorian warehouse with an attractive courtyard, expertly refurbished with character features and excellent natural light.

The development has the following attributes:

- Onsite parking
- Free use of a breakout area- Coffees / Teas
- Breakout area can be rented out on a half daily basis
- Cycle racks
- 24 hour access
- Cleaning of common areas



Plans



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Terms

Rent on application. The units are available to let for a minimum term of six months but longer terms preferable. The agreement offers total flexibility with no long-term commitment. The rents are inclusive of water, sewage, refuse collection, cleaning of common area, building insurance, management fees and external maintenance and repairs. The rent excludes electricity, business rates, gas, telephones and VAT.

Current Availability (17th September 2025)

Suites	Workstations	Sq ft
17 (1 st floor)	7	510
18 (1 st floor)	9	665
20 (1 st Floor)	10	651
21 (1 st floor)	8	547
24 (1 st floor)	7	496

Business Rates

Business Rates to be paid by the tenant. Small Business Rates Relief may be applicable.

VAT

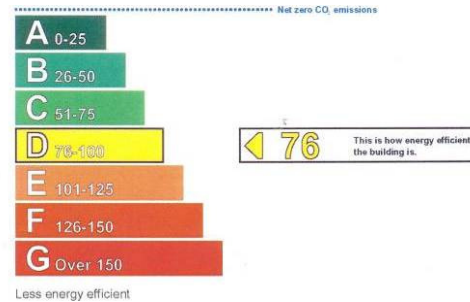
VAT will be chargeable on the terms quoted.

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.

Broadband

There is a fully managed leased line internet service to the unit. Further details on application.

EPC



Breakout area

STRICTLY BY APPOINTMENT WITH THE LETTING AGENTS

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
office@colyercommercial.co.uk