



Barclays House, 51 Bishopric, Horsham, West Sussex, RH12 1QJ

TOWN CENTRE LOCATION

FIRST FLOOR OFFICE SUITE TO LET ON A SHORT TERM BASIS

1,897 SQ FT (176.23 SQ M)



**BARCLAYS HOUSE, 51 BISHOPRIC, HORSHAM,
WEST SUSSEX, RH12 1QJ**

Location

The offices are within a professional building located on one of the principal arterial routes in to town, within walking distance of the prime shopping area. Horsham, being one of the principal West Sussex towns, has excellent communications, being located on the A24 which provides good access to London and the South-East motorway network. The town's mainline railway station provides a direct service to London Victoria, in approximately 50 minutes.

Description

The premises comprise a mainly open plan office suite with three separate office/ meeting rooms at first floor. There is shared use of kitchen and WC facilities. The offices benefit from the following amenities:

- Intercom
- Fluorescent strip lighting
- Suspended ceiling
- Desks and office furniture can be included.
- Gas fired central heating
- 6 car parking spaces
- Shared kitchen
- Shared WC's

Accommodation

	Sq Ft	Sq M
1st Floor Suite 3	1,897	176.23
TOTAL	1,897	176.23

Terms

Rent of £24,000 per annum exclusive. The suite is available by way of a new sub lease to expire in July 2028.

Service Charge

A service charge is applicable towards the upkeep and maintenance of the common parts. Details on application.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of B (48). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

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