

TO LET

**CRICK
MAY**
CHARTERED SURVEYORS

**TOWN CENTRE OFFICE WITH CAR PARKING
16.26 SQ M (175 SQ FT)**

1st Floor, 22 London Road, Horsham, RH12 1AY



Summary

Available Size	175 sq ft
Rent	£8,000 per annum inclusive *
Business Rates	We have assumed for qualifying tenants that the small business rates relief will apply and as such no rates will be payable. Further details upon application.
EPC Rating	EPC exempt - Listed building

Location

The property is situated within a professional office location in the town centre, with its own car park along with public car parking adjacent. The town's comprehensive shopping facilities are within easy walking distance, as is the mainline railway station. Road communications are good, with easy access onto the A24 and A23/M23. Gatwick Airport is approximately 11 miles distance.

Description

The premises comprise a first floor office available within a Grade II Listed office building with the benefit of one car parking space within the private car park to the rear of the property.

Amenities include gas fired central heating, Category II lighting along with a shared meeting room, WC and kitchen facilities.

N.B. Further car parking may be available either on site (subject to availability) or in a variety of town centre car parks. Further details are available upon request.

Accommodation

The premises comprise the following approximate net internal floor areas:

Description	sq ft	sq m
Front right office with 1 car parking space	175	16.26

Rent

*The rent is inclusive of heat, lighting and power and one parking space. The rent is exclusive of telephone charges, business rates (where applicable), cleaning and contents insurance.

VAT

VAT is not chargeable on the terms quoted above.

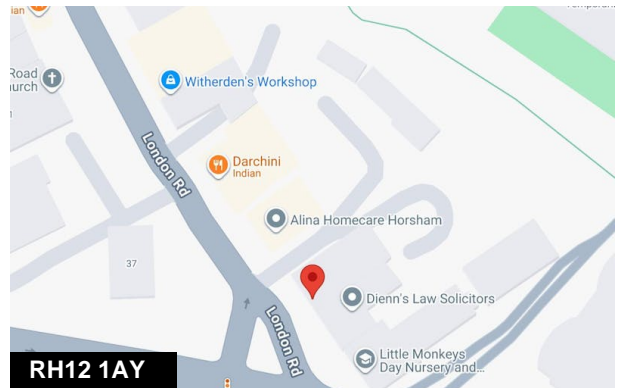
Lease Terms

The office is available either by way of a new lease on terms to be agreed, to be excluded from the Landlord and Tenant Act 1954, or via a licence agreement, upon terms to be agreed.

In accordance with the Estate Agency Act 1979, it is hereby disclosed that Crickmay Ltd have an interest in the property.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





