

**1,187 SQ FT (110.3 SQ M)**  
**FIRST FLOOR OFFICES WITH PARKING TO LET**  
**\*CLOSE TO HORSHAM TOWN CENTRE\***  
**\*RENT FREE AVAILABLE\***



***50% SMALL BUSINESS RATES RELIEF AVAILABLE***  
**CLASSIC HOUSE, GENESIS BUSINESS CENTRE**  
**REDKILN WAY**  
**HORSHAM**  
**WEST SUSSEX**  
**RH13 5QH**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

Genesis Business Centre is a modern business park located approximately 1-mile to the north of Horsham town centre. The A264 with its fast-connecting road links to the A24, A23 and M23 is located approximately 1.6 miles to the north-east. Both Horsham and Littlehaven Station lie within a 1-mile distance of the property. A Google Street View of Redkiln Way can be viewed through Google Maps by typing in the property's postcode RH13 5QH

## **ACCOMMODATION (NET INTERNAL AREA)**

First Floor 1,187 sq ft (110.3 sq m)

The accommodation provides three separate office areas and a storage room, the accommodation can be offered part furnished with chairs, desks and filing cabinets.

## **PROPERTY FEATURES**

- Door entry intercom phone
- Ground floor reception area
- Private rooms for meetings
- Comfort cooling (hot/cool)
- Suspended ceilings with inset LED lighting
- Smoke alarm and emergency lighting
- Kitchenette
- 4x car parking spaces (5/6 if double parked)

## **RENT**

£14,500 per annum exclusive, payable quarterly in-advance.

## **LEASE TERMS**

The offices are available for rent upon a new lease effective full repairing and insuring lease for a term to be agreed. A minimum three-month rental deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## **RENT FREE**

Three months' rent free is available on lease proposals offering two or more years.

## **BUSINESS RATES (2025/2026 FINANCIAL YEAR)**

The online advertised Rateable Value by GOV.UK is £13,500 (Listed under RH13 5QJ). The Uniform Business Rate multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £6,736.50. There is currently 50% Small Business Rates Relief available, interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK <https://www.tax.service.gov.uk/business-rates-find/search>

## **ENERGY PERFORMANCE RATING**

The property has been assessed and graded a Band C (51) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

## **VIEWING ARRANGEMENTS**

By appointment with sole letting agent's Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

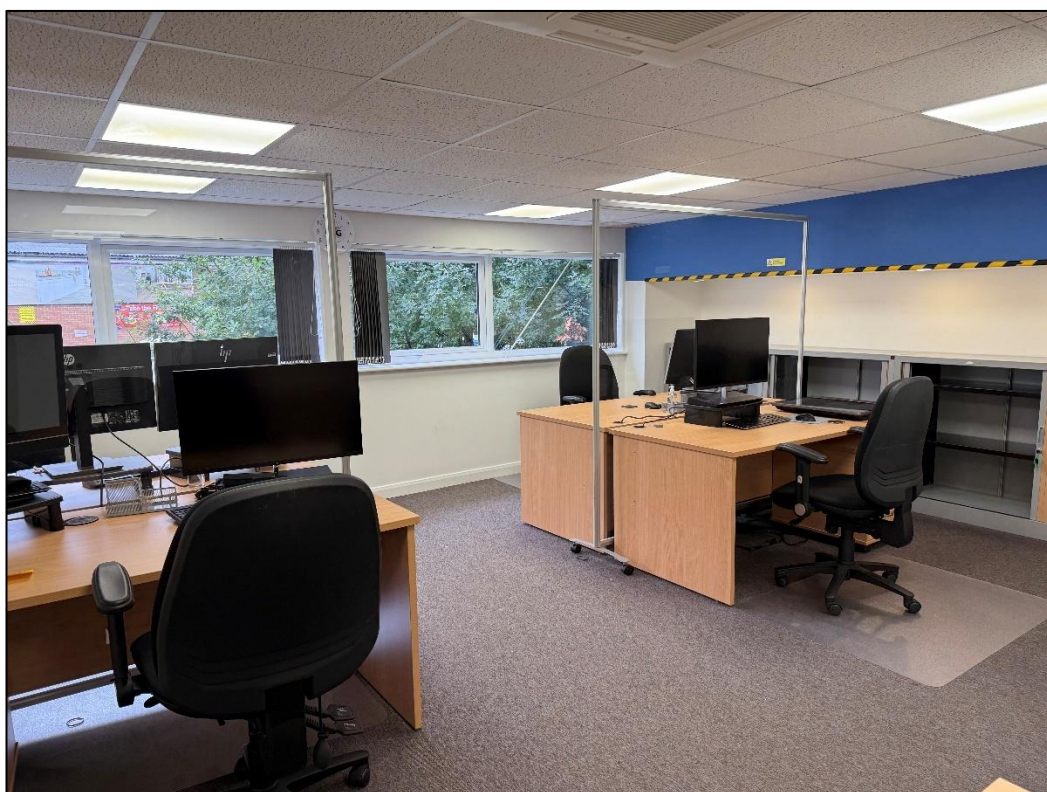
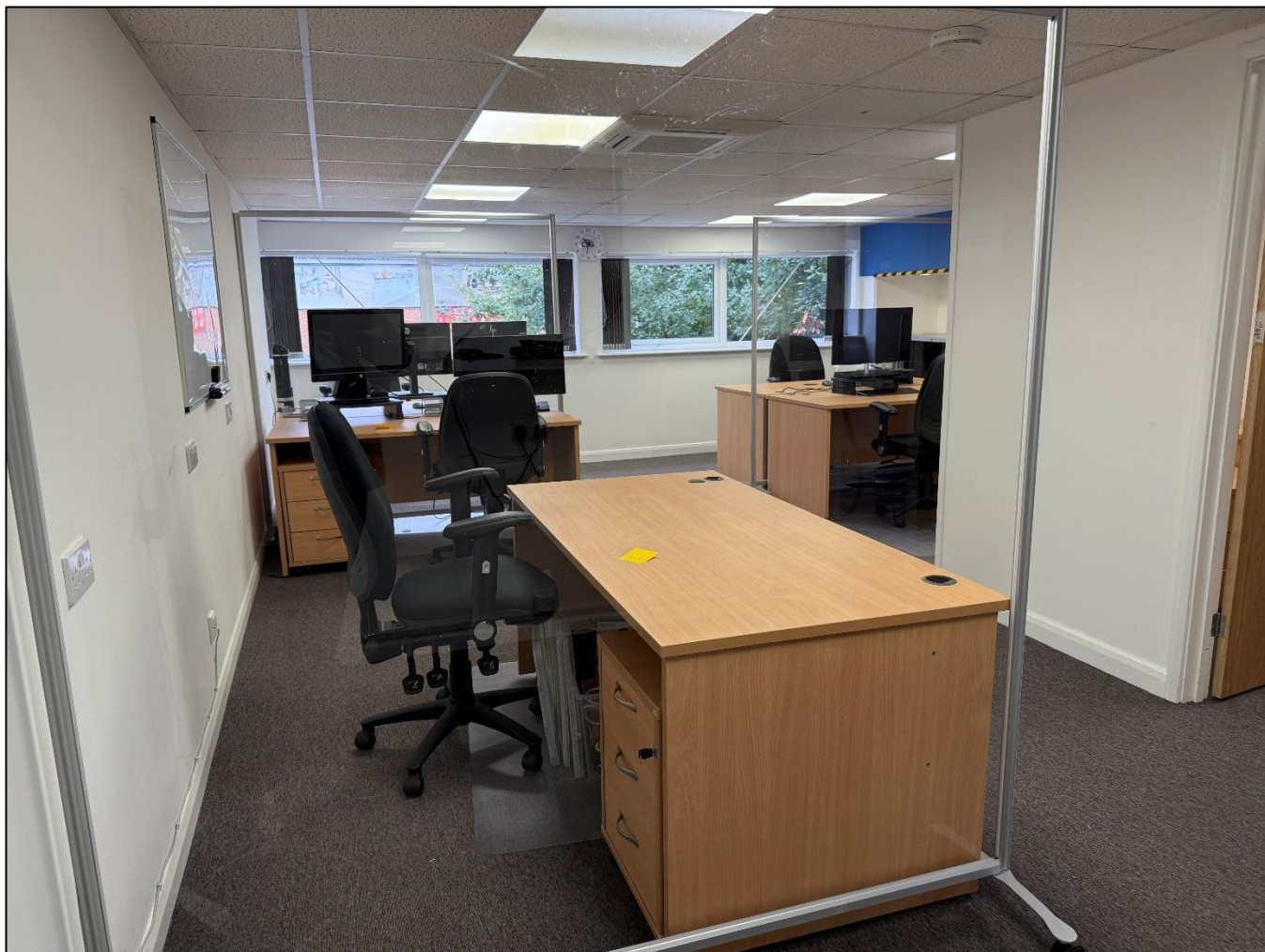
## CONTACT

Andrew Algar - Head of Commercial Property

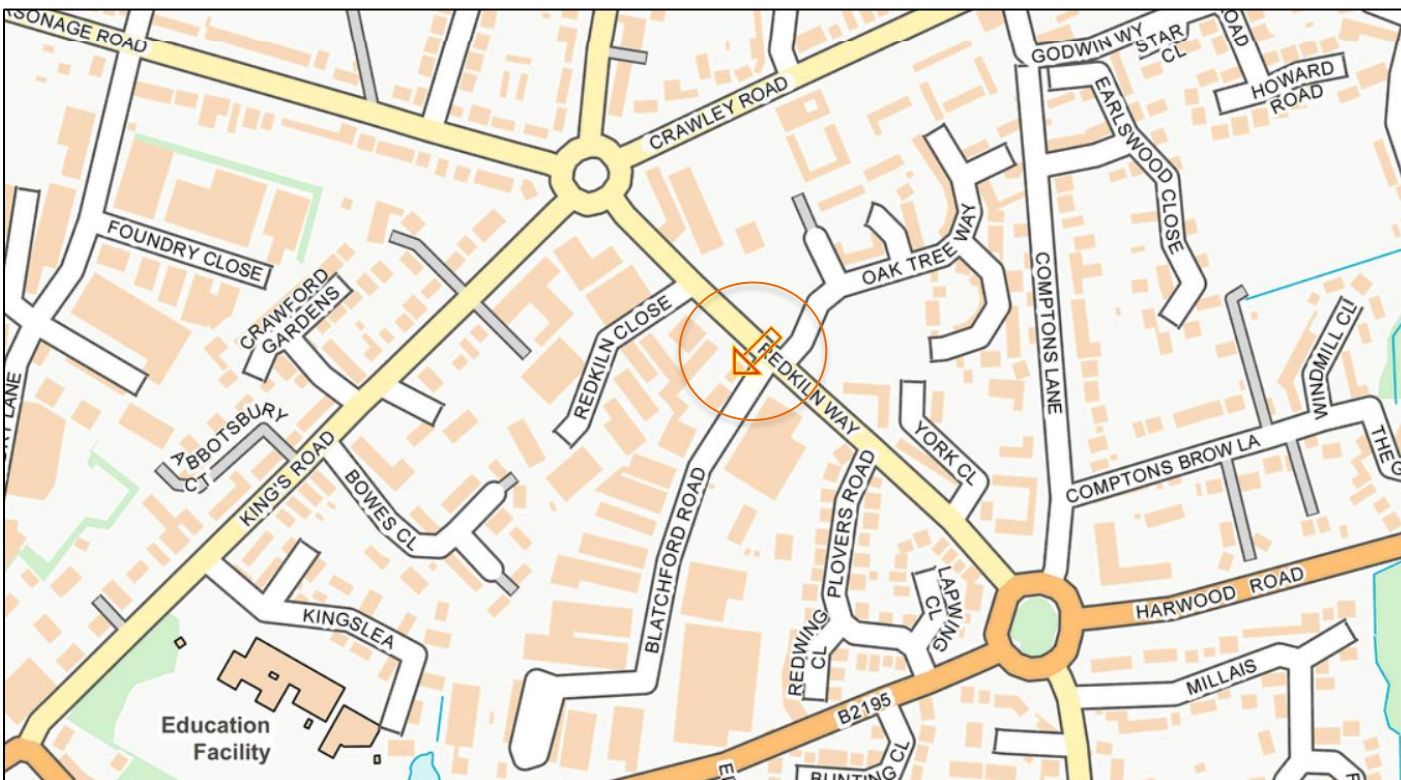
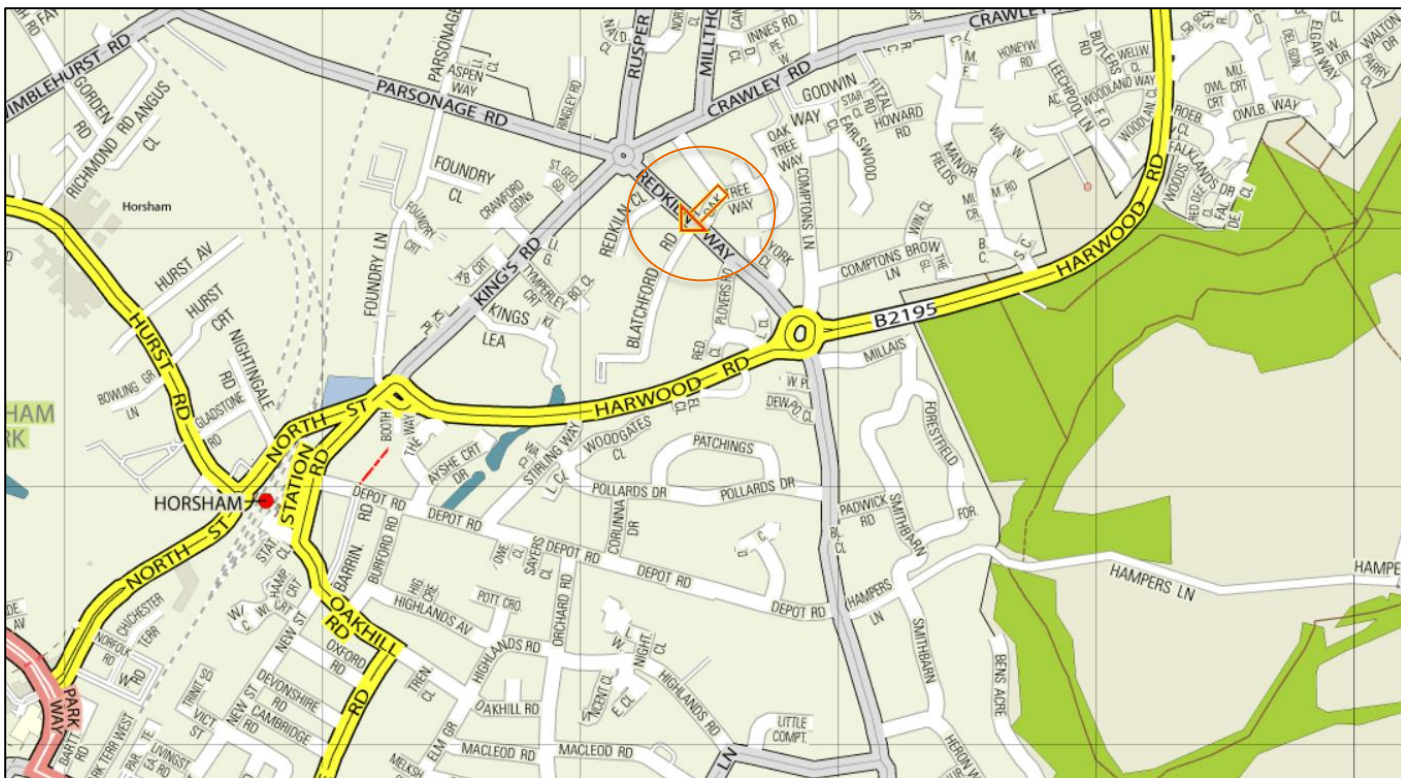
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## LOCATION MAPS - NOT TO SCALE



**Agent's Notice** – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regards to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.