



9 Kings Court, Horsham, West Sussex, RH13 5UR

SELF CONTAINED OFFICE BUILDING FOR SALE WITH PARKING

CLOSE TO HORSHAM STATION

994 SQ FT (92.34 SQ M)



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Location

The offices are located within a professional building forming part of the Kings Court development, situated at the junction of Kings Road and Harwood Road, to the north of Horsham Town Centre and within 12 mile of the mainline railway station. Horsham benefits from good road links being 7 miles from the A23 (Junction 11) via the A264 and 10 miles from Gatwick Airport.

Description

An end of terrace self contained building with office accommodation at ground and first floors. The external parts have recently benefited from the installation of new fascia boards and cladding.

The offices benefit from the following amenities.

- 4 parking spaces
- Gas fired central heating
- Fully carpeted throughout
- Kitchenette at 1st floor
- Mix of LED Lighting and Tungsten Spot Lighting
- WC facilities at ground floor.
- Furniture maybe included as part of the transaction.

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground Floor Offices	478	44.41
Ground Floor Store	23	2.14
First Floor offices	493	45.8
TOTAL	994	92.34

Tenure

The offices are for sale on a freehold basis.

Price

Offers in the region of £295,000 plus VAT.

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves as to the planning consent.

Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £14,250. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of C (70). 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 vendors agents.

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