



**Unit 11 Foundry Court, Foundry Lane, Horsham,
Horsham, WEST SUSSEX, RH13 5PY**

**MODERN GROUND & FIRST FLOOR OFFICE BUILDING TO LET
WITH PARKING FOR 4 VEHICLES
1,251 SQ FT (116.22 SQ M)**



UNIT 11 FOUNDRY COURT, FOUNDRY LANE, HORSHAM, HORSHAM, WEST SUSSEX, RH13 5PY

Location

The property forms part of a small development of self-contained offices known as Foundry Court which is located in an established business area, approximately one mile to the north of Horsham town centre and only half a mile from Horsham's mainline railway station.

Description

The property mainly comprises a mixture of open plan and cellular office accommodation over ground and first floor levels. The property has the following amenities:

- Air conditioning
- Gas fired central heating
- Suspended ceilings
- WC and shower facilities
- Car parking for 4 vehicles
- Fully carpeted
- Perimeter Trunking

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground floor Office	552	51.28
Ground floor Storage	42	3.9
Ground floor Lobby	45	4.18
First Floor Office	612	56.85
TOTAL	1,251	116.22

Terms

Available to let on a new fully repairing and insuring lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

Rent

£24,000 per annum exclusive of business rates, service charge, buildings insurance and 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 in this regard.

Business Rates

The property has a Rateable Value of £20,000 with a UBR of 43.2p in £. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

Service Charge

A service charge is applicable towards the upkeep and maintenance of the common parts of the estate and includes refuse collection and is currently levied at £219.18 per quarter.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of C (60). The EPC certificate is 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

01403 333921 / 07921056072
tshpherd@colyercommercial.co.uk

Jo Parry

01403 275275
office@colyercommercial.co.uk

