

# Preliminary Details



## TO LET

**MODERN OFFICES WITH SOME FULLY FITTED FLOORS, AVAILABLE FROM 11,759- 57,179 SQFT NIA (INCL. LOWER GROUND FLOOR DATA/STORAGE)**

Ashurst, Broadlands Business Park, Langhurstwood Road, Horsham, West Sussex, RH12 4QP

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## Rent On application Plus VAT

### DESCRIPTION

A self-contained HQ-style building incorporating some fully fitted floors with furniture and Cat 5 cabling. Available in floors from 11,759 sqft upwards. With lower-ground floor flex/storage space.

### LOCATION

Broadlands Business Park is located in a popular rural position some 3 miles north west of Horsham town centre and approximately 1¼ miles from the A264 northern bypass. Gatwick Airport is approximately 15 minutes drive with the M23 Junction 11 providing access to the national motorway network some 10 minutes away.

### ACCOMMODATION (NIA)

	SQ FT	SQ M
Second Floor	11,759	1,092
First Floor	17,423	1,618.6
Ground floor	17,369	1,613.6
Lower Ground	10,633	987.8
<b>TOTAL</b>	<b>57,179</b>	<b>5,312</b>

### AMENITIES

- Car Parking at 1:300
- Showers on site
- Air Conditioning and Raised Access Floors
- Two Fitted Kitchens (One with Breakout Space)
- 8 meeting rooms of varying sizes
- Reception with waiting area
- Second floor terrace
- Predominantly open plan with enviable quiet rural location
- On Site restaurant in adjoining building

### RENT

On Application.

### TENURE

Available on a new lease(s) on terms to be agreed

### VAT

VAT will be charged on the quoting terms.

### RATES

From April 2026, the following RV's will apply:  
2<sup>nd</sup> Floor-£130,000  
Pt.First-£153,000  
Pt.First-£101,000  
Gd and LG-£257,000

### SERVICE CHARGE

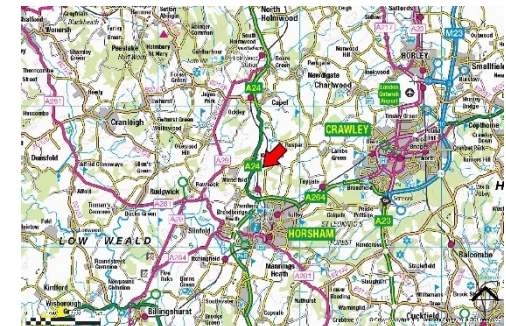
There will be an Estate Charge, details on application.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01293 441300

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