



**44-46 Springfield Road, Horsham, West Sussex, RH12  
2PD**

**MODERN TOWN CENTRE 1ST FLOOR OFFICE WITH PARKING  
2,271 SQ FT (210.98 SQ M)**



## 44-46 SPRINGFIELD ROAD, HORSHAM, WEST SUSSEX, RH12 2PD

### Location

The property is situated in a central location, being within walking distance of the towns main shopping facilities and mainline station. The building is on the east side of Springfield Road and located close to its junction with Albion Way, adjacent to the Headquarters of Ringway Construction. Road communications are good, with Horsham being located on the A24 with easy access via A264 to Crawley, Gatwick and the M23.

### Description

The premises comprise a self-contained 1 st floor office suite offering flexible open plan office accommodation to suit occupiers needs within this professional modern building, having accommodation on three floors.

- Suspended ceiling with modern Cat II recessed lighting.
- Central heating and double glazing
- Air Conditioning
- Kitchenette
- Fully carpeted
- Partitioned Meeting Rooms
- WC Facilities
- Use of six person passenger lift
- Five Parking Spaces

### Accommodation

The premises have the following approximate net internal floor areas as follows:

	Sq Ft	Sq M
1st Floor	2,271	210.98
<b>TOTAL</b>	<b>2,271</b>	<b>210.98</b>

### Terms

A new lease is available on terms to be agreed.

### Rent

£38,610 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

According to the VOA (Valuation Office Agency) the property has a rateable value of £28,750. Please contact Horsham District Council to ascertain if any rates assistance is applicable to the business.

### Service Charge

A service charge will be applicable towards the upkeep and maintenance of the building and common parts. Further details are available on request.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

The premises has a rating of C ( 58 ). 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 Sole Letting Agents.

#### Tim Shepherd

01403 333921 / 07921056072

tshpherd@colyercommercial.co.uk

#### Jo Parry

01403 275275

office@colyercommercial.co.uk

