

TO LET

OFFICE/WORKSHOP
72.35 SQ M (779 SQ FT)

Unit 2, 55a Park Terrace East,
Horsham, West Sussex, RH13 5DJ



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Location

The property is situated off Queen Street, which continues into Horsham from Brighton Road. Road links in and out of the town are readily accessible, in addition to Horsham Railway Station being within walking distance. Although the property is located predominantly in a residential area, nearby occupiers include Majestic Wine, Pets at Home and Bathstore.com.

Description

The property comprises a single storey office/workshop, together with a W.C and kitchenette facility. The premises benefit from B1 (office and light industrial) use.



There is permit parking for 2 vehicles immediately outside of the property. The cost of each permit is understood to be approximately £210 plus VAT.

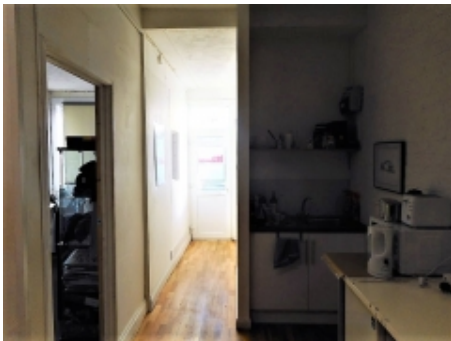
Accommodation

The premises have the following approximate floor area:-

Ground Floor Office/Workshop	72.35 sq m	(779 sq ft)
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Lease Terms

A new full repairing and insuring sub-lease is available on terms to be agreed.



Rent

£10,000 per annum exclusive.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable Value: £3,450
UBR (2017/2018) 46.6 p in £

100% small business rates relief available, subject to the status of the tenant. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

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EPC

Further information regarding the Energy Performance Certificate to be provided.

Viewing

By appointment through:

Jonathan Mack

T: 01403 756510

M: 07557 562699

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Crickmay Chartered Surveyors

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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable

