

Gate 2

HORSHAM GATES

North Street, Horsham, West Sussex

**NOW
AVAILABLE**
from
2,000 to 8,084
sq ft



Refurbished office suite close to Horsham town centre

To Let

751 m² (8,084 sq ft) with 28 car parking spaces



Communications

by road	miles
Gatwick Airport	13
Crawley	10
Brighton	22
Guildford	21
Leatherhead	20
London	36
M23/A23 (Junction 11)	6
M25 (Junctions 9&7)	20

by rail	mins
London (Victoria, Waterloo, London Bridge)	50
South Coast	30
Gatwick Airport	15

Location

Horsham Gates is a modern office development of three buildings close to Horsham Railway Station. The town centre amenities are approximately half a mile to the south, offering a full selection of retail and business facilities.

Description

The ground floor has been refurbished and provides good quality open plan space that is capable of being sub divided.

Amenities

- ✓ Suspended ceilings with recessed Cat II lighting
- ✓ Gas fired central heating with supplementary air cooling
- ✓ Double glazing
- ✓ Full access raised floors
- ✓ 28 allocated car parking spaces

Accommodation

Ground floor suite 751 m² (8,084 sq ft) with the capability of being sub-divided

Tenure

The premises are currently held on a lease, which expires on 28th September 2014. The premises are available by either an assignment or new sub-lease.



Rent

The current rent passing is £110,000 per annum exclusive.

Service Charge

On application.

Rates

We have been verbally informed by the Local Rating Authority that the premises are have a rateable value of £101,000

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment through the joint agents.

Crickmay
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