



## **8 KINGS COURT, HORSHAM, WEST SUSSEX, RH13 5UR**

- **1<sup>st</sup> FLOOR OFFICE SUITE TO LET WITH PARKING**
- **FULLY INCLUSIVE TERMS**
- **CLOSE TO HORSHAM STATION**
- **488 SQ FT (45.39 SQ M)**

## Location

The office is located within a professional building forming part of the Kings Court development, situated at the junction of Kings Road and Harwood Road, to the north of Horsham Town Centre and within ½ mile of the mainline railway station. Horsham benefits from good road links being 7 miles from the A23 (Junction 11) via the A264 and 10 miles from Gatwick Airport.



## Description

Self contained first office suite that benefits from the following amenities:

- 2 parking spaces
- LED Lighting
- Gas fired central heating
- Fully carpeted throughout
- Kitchen
- Shared use of WC on ground floor.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Floor Areas

We have measured the offices to have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
First Floor	45.39 m <sup>2</sup>	488 Sq Ft

## Terms

Available on a licence agreement for one year or a longer term by agreement.

£1,250 per month inclusive of estate service charge and building maintenance. The rent is also inclusive of electricity, gas, business rates and cleaning of communal areas.



## Legal costs

Each party to be responsible for their own costs.

## VAT

VAT will be chargeable on the rent.

## EPC Rating

The premises has a rating of D (92).



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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