



**Hillreed House, 1st Floor Office Suite, 54 Queen Street
Horsham, Horsham, West Sussex, RH13 5AD**

MODERN MULTI LET OFFICE BUILDING WITH PARKING
100% SMALL BUSINESS RATES RELIEF
133 - 324 SQ FT (12.36 - 30.1 SQ M)



HILLREED HOUSE, 1ST FLOOR OFFICE SUITE, 54 QUEEN STREET HORSHAM, HORSHAM, WEST SUSSEX, RH13 5AD

Location

The property is situated in a convenient location on the east side of the town, just south of the Brighton Road. The town centre with its comprehensive shopping facilities, railway station and car parks are all within short walking distance.

Description

The office suites are located at first floor within this purpose built office building.

- Suspended ceilings and LED lighting
- Air conditioned heating and cooling
- Carpeting
- Toilet Facilities (communal)
- Dedicated kitchen serving the first floor
- One parking space per suite

Accommodation

Multi let office building

	Sq Ft	Sq M
Suite 1 (First Floor)	191	17.74
Suite 7 (First Floor)	133	12.36
TOTAL	324	30.1

Terms

The premises are available to let by way of a new lease on terms to be agreed. The rent is inclusive of rent, heat, light, water, service charge and buildings insurance but exclusive of business rates, VAT and communication costs.

Rent

Rent on application

Business Rates

According to the VOA (Valuation Office Agency) Suite 1 has a Rateable value of £2850 and Suite 7 has a Rateable value of £2,025. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business via small business rates relief.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of D (82). 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 the sole letting agents.

Tim Shepherd

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