



30 THE COURTYARD, HORSHAM, RH12 1SL

OFFICE TO LET

5,348 SQ FT (496.85 SQ M)



Summary

Detached Office Town Centre Building with approximately 20 Car Parking Spaces – To Let

Available Size	5,348 sq ft
Rent	Rent on application
Business Rates	To be reassessed
EPC Rating	C (54)

- Centrally Located
- Walking distance to Horsham Mainline Railway Station
- Numerous nearby amenities
- Detached building with own front door
- Arranged over three floors
- Variety of specifications available subject to term
- Close to 20 car parking spaces or alternative external use as required
- Modern fitted kitchenette/tea stations on each floor
- Would suit alternative uses such as medical and educational



Location



30 The Courtyard, Worthing Road, Horsham, RH12 1SL

The property lies in the town centre, within the ring road, and is within easy walking distance of the pedestrianized shopping areas, the library and bus station. Immediately opposite there is a Sainsbury's supermarket.

There is good access to the A23 and motorway network via the A264 Horsham bypass. The A24 which links to Central London, Worthing and the south coast towns, is accessible via Worthing Road.

Horsham Railway Station is approximately one mile away. The travel journey to London (Victoria) can be below one hour.





Further Details

Accommodation

We understand the property to benefit from the following Net Internal Area. Should comprehensive clearance works be undertaken by the landlord, the property would be remeasured accordingly.

Name	sq ft	sq m
Ground	2,046	190.08
1st	1,769	164.35
2nd	1,533	142.42
Total	5,348	496.85

Description

The Property comprises a detached, three storey, purpose-built office building which we estimate dates from the 1980's. The Property has been converted and is currently positioned as a serviced office accommodation with a comprehensive cellular layout.

The landlord is willing to consider bespoke occupier fit out requirements subject to covenant and terms.

Terms

The property is available by way of new lease for a term to be agreed.

The landlord is willing to entertain a wide scope of occupational interest either utilising the existing orientation or alternative fit out requirements as required subject to terms.

VAT

The property is elected for VAT and therefore chargeable on terms quoted.

Viewings

Strictly by appointment via Sole Agents Vail Williams.





Enquiries & Viewings



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**Vail
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