



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](http://gravesjenkins.com)



Albery House, Springfield Road, Horsham, RH12 2GB  
QUALITY FITTED SECOND FLOOR OFFICE SUITE

# LOCATION



Albery House is located in the town centre, just off the junction of Albion Way and Springfield Road, adjacent to the Swan Walk Shopping Centre and a short walk to the pedestrianised West Street. Horsham is an affluent market town and one of the main commercial centres in West Sussex. The town's bus station is nearby, the mainline railway station within walking distance and the town benefits from good road links, with easy access to the A24 (via A281), A264 and A23 (M23).

## Description:

On the instruction of Horsham District Council

A newly refurbished and furnished office suite situated on the second floor of Albery House, the new office HQ of Horsham District Council.

The suite is accessed via 2 passenger lifts from the main staffed ground floor reception with shared use of male and female WCs, each with a shower.

Car parking is available in the adjacent multi-storey car park with direct access to Albery House, by separate arrangement.

## Rent

Inclusive of utilities, buildings insurance and service charge. The tenant will be responsible for IT/communication costs, business rates and VAT.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- Fitted suite with workstations
- All inclusive terms
- 18 workstation & other office furniture (if required)
- Key fob (secure) access

- Air conditioning

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Second Floor	82977.02	Total	82977.02
------------	------	-----	--------------	----------	-------	----------

## Rent:

£29,000 per annum

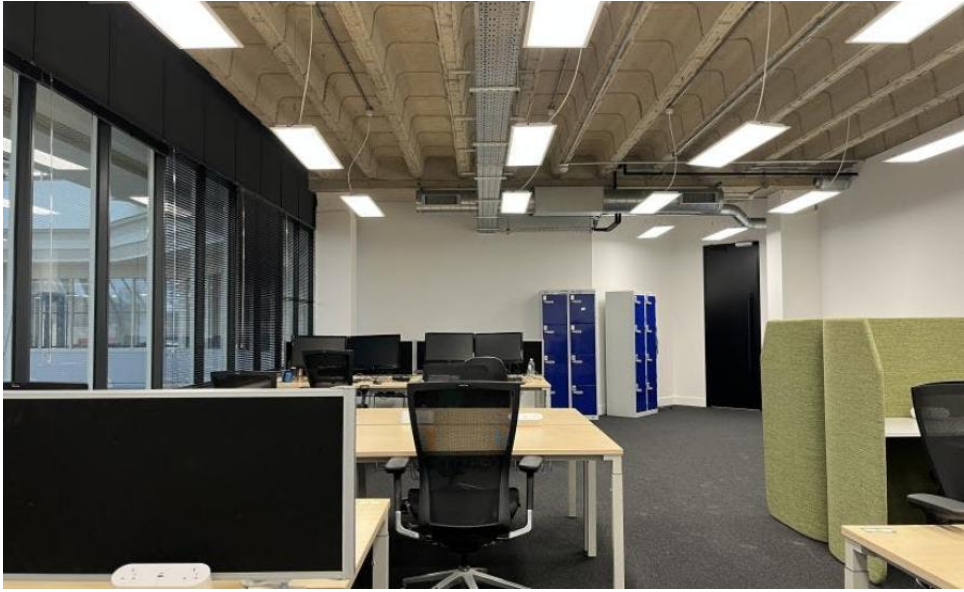
## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs







GET IN TOUCH  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD