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## Albery House, Springfield Road, Horsham RH12 2GB

TO LET: QUALITY FITTED SECOND FLOOR OFFICE SUITE - 829 SQ FT (77 SQ M)  
FLEXIBLE TERMS - INCLUSIVE RENT

# 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).



## On the instruction of Horsham District Council

### Description

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.

### Accommodation

The approximate net internal floor area is 829 sq ft (77 sq m)

### Amenities

- Newly refurbished space
- Air conditioning
- Exposed ceilings with LED lighting
- 18 workstation & other office furniture (if required)
- Tea point
- Key fob (secure) access
- Shared male & female WCs/showers
- 2 lifts

### Lease

Available on a new lease on flexible terms to be agreed. the lease will be excluded from the security provisions of the Landlord & Tenant Act 1954 (as amended).

### Rent

£29,000 per annum 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.

### EPC

TBC

### Business Rates

Rateable Value: £TBC

Rates Payable: £TBC (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.



## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

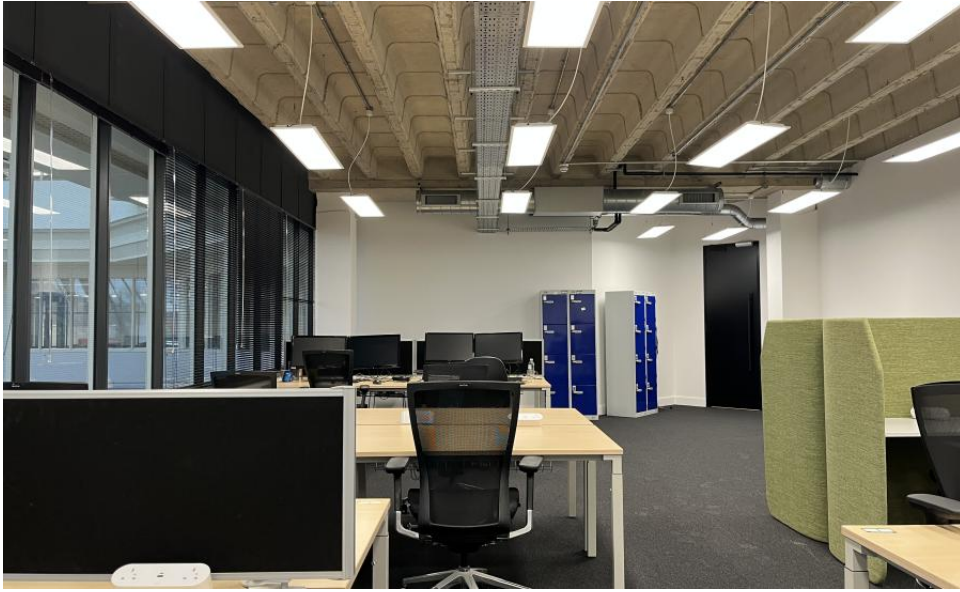
## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.











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