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SHW

OFFICE – 717 SQ FT (66.61 SQ M)
1 High Street, Horley, Surrey, RH6 7BE

Rent | £12,500 PAX

DESCRIPTION

The premises comprise a self-contained second floor office suite located above Newmans Solicitors in a three storey brick and tiled building with part rendered elevations. There is front access from the street entrance door and a carpeted staircase shared with the solicitors. The suite is part open plan with two individual office rooms, has modern wiring and lighting, headroom over 8ft, matching carpets, electric wall heaters (there is no gas) and separate gents and ladies toilets.

LOCATION

The premises front the pedestrianised section of Horley High Street opposite the town centre traffic lights. Lidl, Morrisons Local, Boots and several banks are nearby. Horley mainline station (London 45 minutes) and Waitrose are a short walk to the south. The Consort Way East public car park is on the opposite side of the High Street and the Victoria Road car park is about 200 yards.

Gatwick Airport and access onto the M23 are within a few miles

ACCOMMODATION (GIA)

	SQ FT	SQ M
Open Plan Office	441	40.97
Front Office	164	15.24
Rear Office	112	10.4
TOTAL	717	66.61

AMENITIES

- Self-contained second floor office suite
- Fully carpeted
- Separate male and female WC's
- Electric wall heaters
- Within walking distance of local town centre amenities

RENT

£12,500 PAX.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £6,200 (2023).

VAT

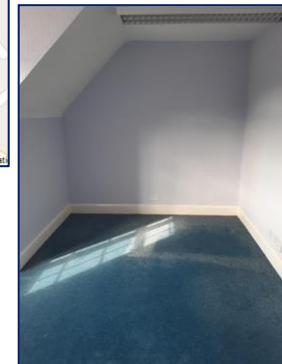
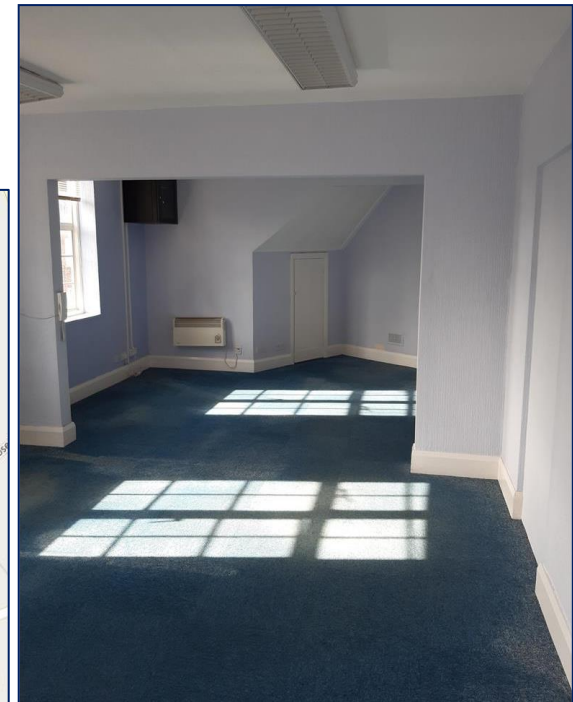
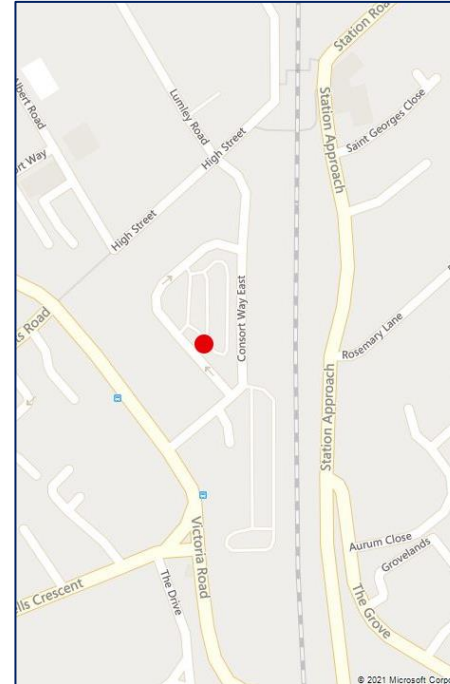
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E.



VIEWINGS – 01293 441300

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