



TO LET

OFFICE – 622 SQ FT (57.78 SQ M)

First Floor Office, Unit 18 The Graylands Estate, Langhurstwood Road, Horsham, RH12 4QD

SHW

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Rent | £9,000 PAX Plus VAT

DESCRIPTION

The unit is set within the Graylands Estate which comprises a collection of offices, workshops and residential accommodation in a beautiful setting and has recently been refurbished to a high standard.

LOCATION

The Graylands Estate is situated approximately 1½ miles north of Horsham town centre, off Langhurstwood Road. The estate sits in an enviable position slightly elevated, overlooking Horsham with Gatwick Airport approximately 9 miles to the north east. Regular rail services run from Horsham to Victoria and London Bridge. In addition Warnham Station providing services to Horsham, London and Dorking is less than 1 mile to the south. The estate comprises a multi tenanted facility, approaching approximately 80,000 sq ft.

ACCOMMODATION (GIA)

	SQ FT	SQ M
First Floor Office	622	57.79

AMENITIES

- Ample car parking
- Electric heating
- Shared kitchen and wc facilities
- Excellent natural light
- Excellent communication links
- Hardwood flooring
- Perimeter trunking

RENT

£9,000 PAX

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £5,700 (2017 List)

SERVICE CHARGE

There is a modest service charge towards the upkeep and maintenance of the common parts of the estate. Further details are available upon request.

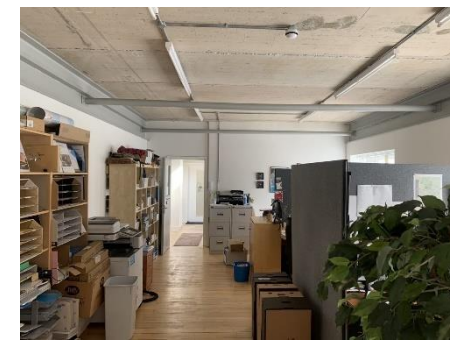
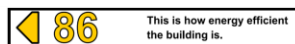
VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC



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