



Unit 11 Foundry Court, Foundry Lane, Horsham, Horsham, WEST SUSSEX, RH13 5PY

MODERN GROUND & FIRST FLOOR OFFICE BUILDING TO LET
WITH PARKING FOR 4 VEHICLES
1,251 SQ FT (116.22 SQ M)



UNIT 11 FOUNDRY COURT, FOUNDRY LANE, HORSHAM, HORSHAM, WEST SUSSEX, RH13 5PY

Location

The property forms part of a small development of self-contained offices known as Foundry Court which is located in an established business area, approximately one mile to the north of Horsham town centre and only half a mile from Horsham's mainline railway station.

Description

The property mainly comprises a mixture of open plan and cellular office accommodation over ground and first floor levels. The property has the following amenities:

- Air conditioning
- Gas fired central heating
- Suspended ceilings
- WC and shower facilities
- Car parking for 4 vehicles
- Fully carpeted
- Perimeter Trunking

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground floor Office	552	51.28
Ground floor Storage	42	3.9
Ground floor Lobby	45	4.18
First Floor Office	612	56.85
TOTAL	1,251	116.22

Terms

Available to let on a new fully repairing and insuring lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

Rent

£20,000 per annum exclusive of business rates, service charge, buildings insurance and VAT

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

We understand the rateable value from the 1st April 2026 is £20,000. The UBR is 0.432 p in the £ so the rates payable should be £8,640 per annum. We recommend any tenants verify the amount due from the Local Business Rates Department.

Service Charge

A service charge is applicable towards the upkeep and maintenance of the common parts of the estate and includes refuse collection and is currently levied at £219.18 per quarter.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of C (60). The EPC certificate is available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

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