

**TO LET**

**OFFICE ACCOMMODATION AVAILABLE WITHIN  
ESTABLISHED BUSINESS ESTATE**

Bentley House, North Heath Lane Estate, Horsham, RH12  
5QE



Summary

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Available Size | 3,424 to 6,725 sq ft                                                                     |
| Rent           | Rent on Application                                                                      |
| Business Rates | From April 2023 the premises have a Rateable Value of £80,000 with a UBR of 51.2 p in £. |
| EPC Rating     | C (53)                                                                                   |

Location

The premises are situated on an established commercial estate to the north of Horsham town centre, within easy access of the A264, linking to the A23/M23 in approximately 7 miles. Gatwick Airport, Crawley and the south-east motorway network are all easily accessible.

Horsham's principal mainline railway and Littlehaven railway station are within close proximity, providing a direct service to London Victoria in approximately 55 minutes.

Description

High quality office accommodation provided over ground and first floors of this purpose built office building. Comprising a mixture of open-plan and cellular space which has the potential to be reconfigured to provide more open-plan accommodation.

The accommodation is available either as a whole, or consideration would be given to letting on a floor-by-floor basis. Kitchen facilities and male & female WCs are located on both ground and first floors. Furthermore, shower facilities are available within the building.

Allocated car parking spaces are available with the accommodation, along with the use of an overflow car park at one end of the estate.

Accommodation

The property comprises the following approximate net internal floor areas:-

| Description            | sq ft | sq m   |
|------------------------|-------|--------|
| Ground Floor Offices   | 3,142 | 291.90 |
| Ground Floor Reception | 282   | 26.20  |
| First Floor Office     | 3,301 | 306.67 |
| Total                  | 6,725 | 624.77 |

Terms

A new lease(s) is available on terms to be agreed.

Service Charge

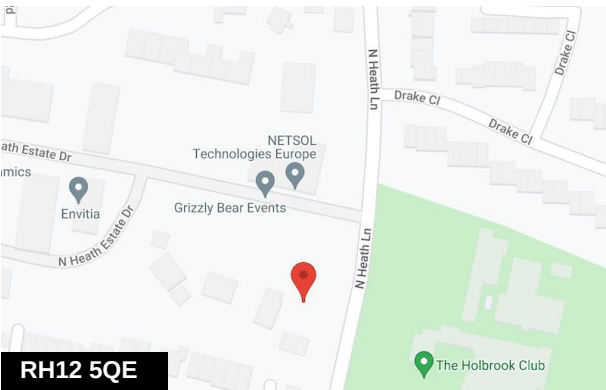
A service and security charge shall be applicable to cover shared maintenance and security of the estate and building. Further details are available upon request.

VAT

VAT is understood not to be applicable upon the terms quoted.

Legal Costs

Each party is to be responsible for their own legal fees incurred in the transaction.



Viewing & Further Information



**Jonathan Mack**  
01403 756510 | 07557 562699  
jm@crickmay.co.uk



**Daniel Lascelles**  
01403 756518 | 07786 298025  
dl@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



**Crickmay Chartered Surveyors**  
22 London Road, Horsham, West Sussex, RH12 1AY  
T: 01403 264259 [crickmay.co.uk](https://www.crickmay.co.uk)

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