

# TO LET

**DETACHED TWO STOREY OFFICE  
WITH PARKING**  
**578.38 m<sup>2</sup> (6,226 ft<sup>2</sup>)**

**01903 236599**  
**[www.marshallclark.co.uk](http://www.marshallclark.co.uk)**



**DENNE HOUSE, DENNE ROAD, HORSHAM, WEST SUSSEX, RH12 1JF**

 what3words  giant.inch.type

  
**MARSHALLCLARK**  
CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS

**GUIDE RENT £105,000 + VAT PA****LOCATION:**

The property is located on the eastern side of Denne Road being in close proximity to Horsham Town Centre. Horsham is a historic market town that provides a range of shopping amenities including Swan Walk shopping centre. Horsham is the third largest town in West Sussex with a population of approximately 51,000. The property benefits from reasonable transport links with the trunk road of the A24 and Horsham Train Station being in proximity.

**DESCRIPTION:**

The property comprises a detached two-storey office building with underground/lower ground car parking.

The accommodation is arranged as to the ground floor as open plan offices with private offices/meeting areas, storage room, kitchen, and toilets. To the first floor the accommodation is similar to that of the ground being a combination of open plan offices with private offices/meeting areas, kitchens, and toilets.

There are separate toilet facilities to both the ground and first floors located around the centre of the building with also a shower.

Access to the property is via a reception area off Denne Road or from the car park via a lift.

The property benefits from a car park to the basement/lower ground floor accessed directly off Denne Road providing 24 car parking spaces with a ratio of approximately 1:259 ft<sup>2</sup>.

**The premises has approximate Net Internal Area of:**

<b>Ground Floor</b>	2,992 ft <sup>2</sup>	277.97 m <sup>2</sup>
<b>First Floor</b>	3,234 ft <sup>2</sup>	300.45 m <sup>2</sup>
<b>Total</b>	6,226 ft <sup>2</sup>	578.42 m <sup>2</sup>

**TENURE:**

A new full repairing and insuring lease is available with terms to be negotiated.

# GUIDE RENT £105,000 + VAT PA

## Further Information

**VAT:** We understand that VAT is payable.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**EPC:** C-61

**RATES:** Rateable Value £82,000 (2023 VOA List)

**AML:** In accordance with Anti-Money Laundering requirements, upon agreement of Heads of Terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

## Floor Plan—Ground Floor



## First Floor



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Car Parking



Ground Floor Office



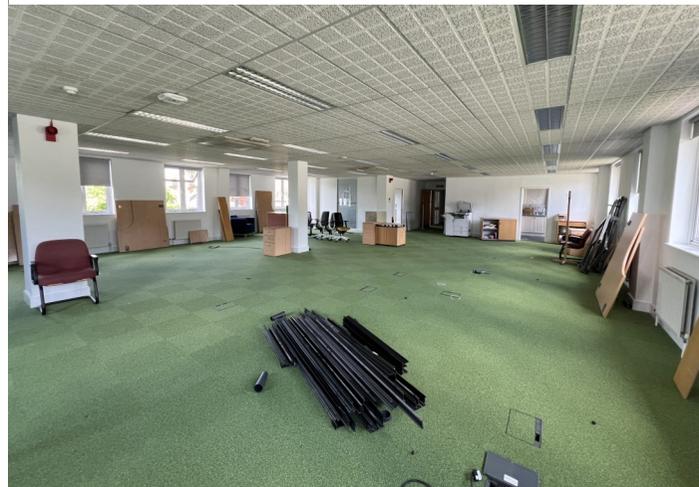
Ground Floor Kitchen



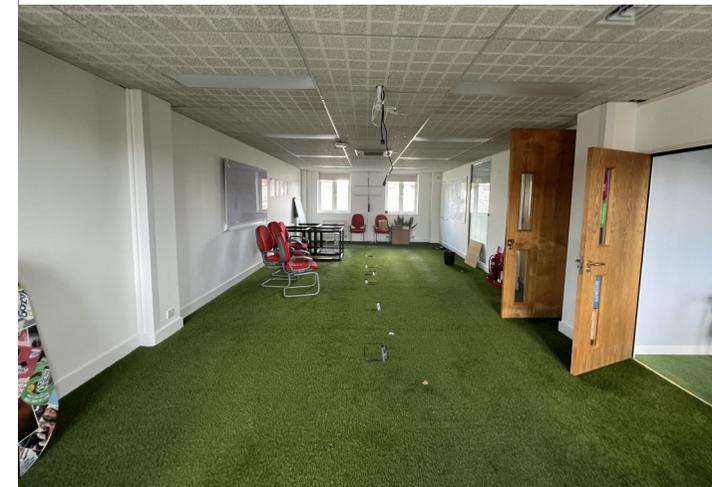
Example Toilet



First Floor Office

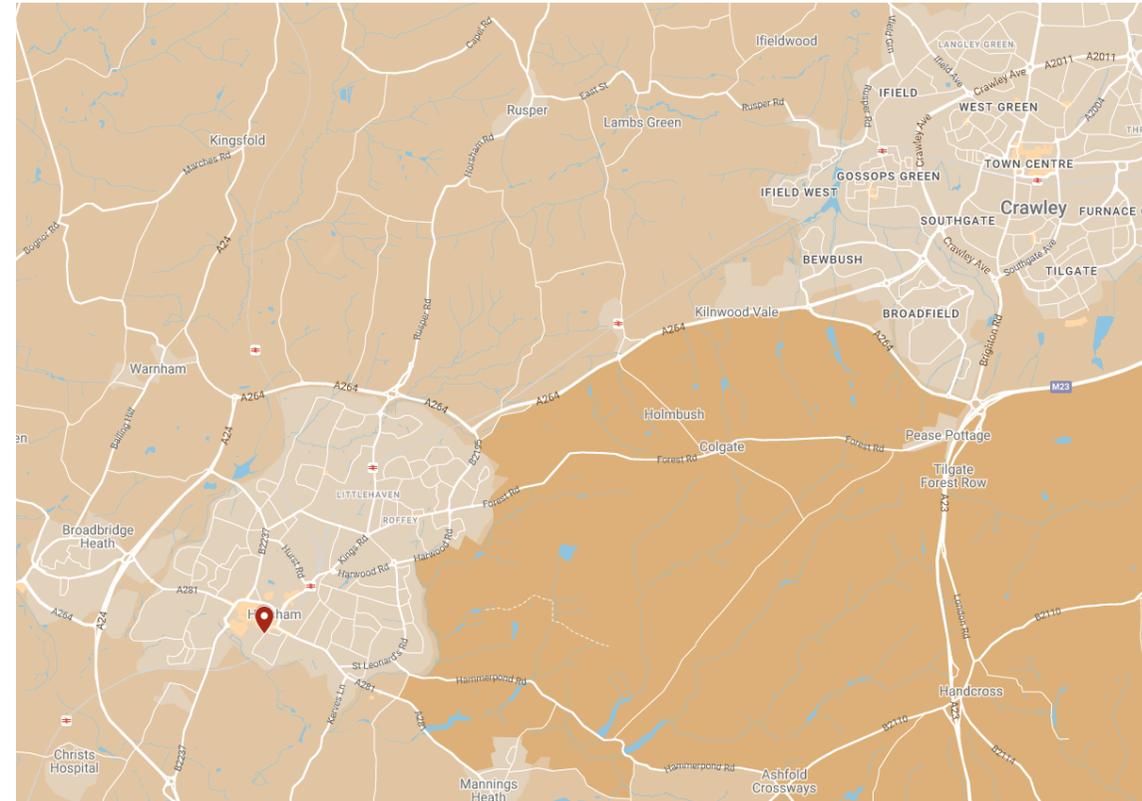


First Floor Office



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**FOR MORE INFORMATION OR  
A VIEWING PLEASE  
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