

TO LET

**DETACHED TWO STOREY OFFICE
WITH PARKING**

578.38 m² (6,226 ft²)

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



what3words



giant.inch.type



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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 ft².

The premises has approximate Net Internal Area of:

Ground Floor	2,992 ft ²	277.97 m ²
First Floor	3,234 ft ²	300.45 m ²
Total	6,226 ft ²	578.42 m ²

TENURE:

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

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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



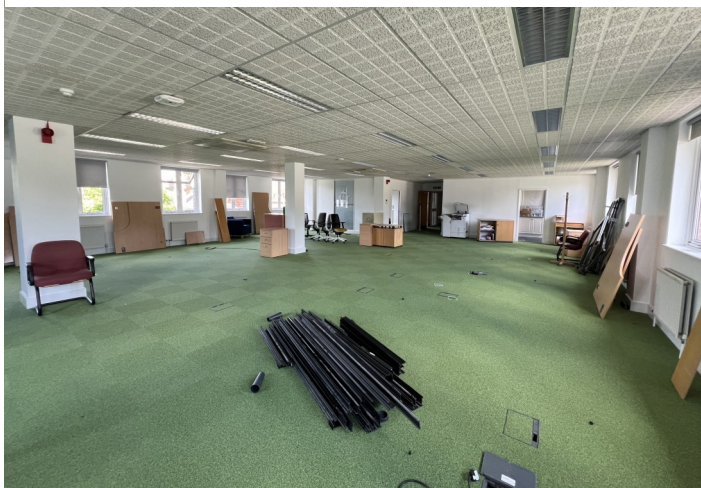
Ground Floor Kitchen



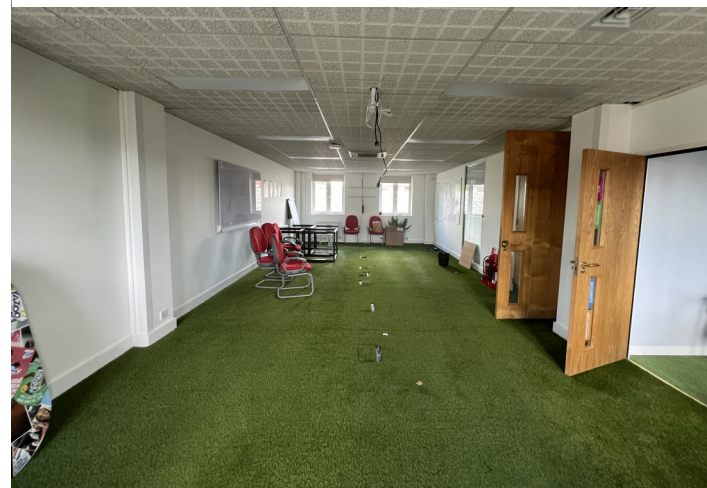
Example Toilet



First Floor Office



First Floor Office



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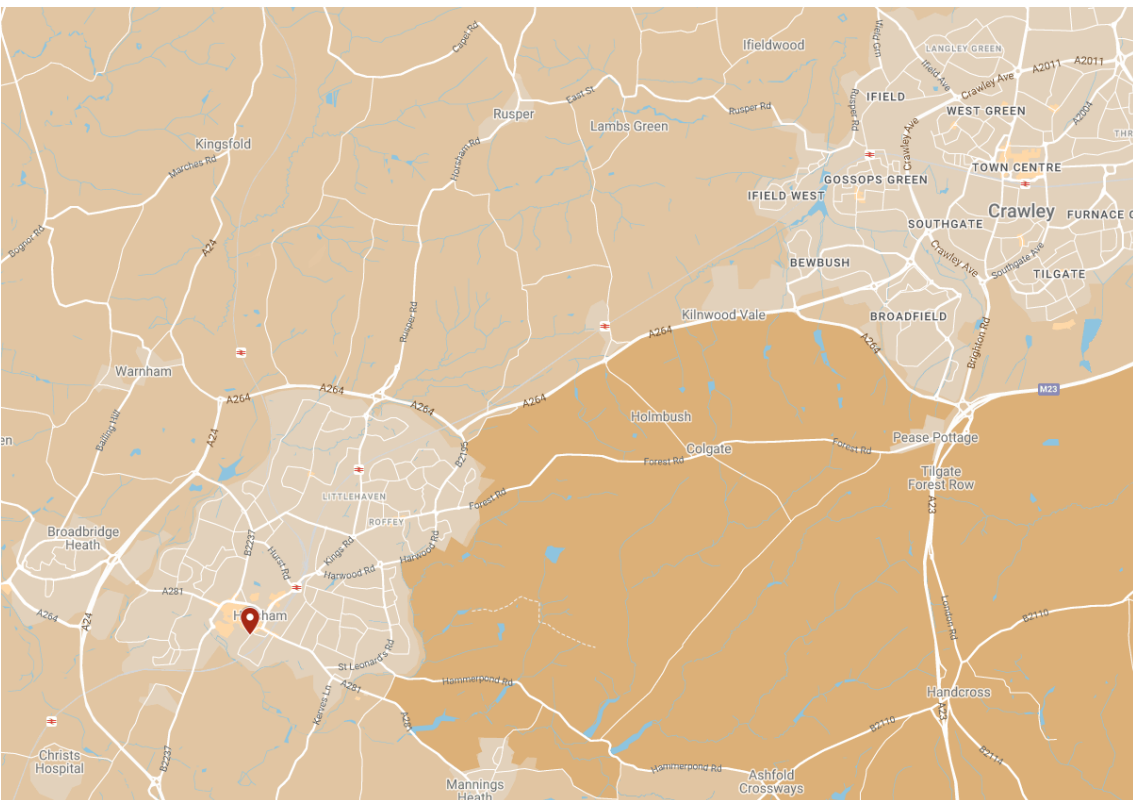
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**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



Ben Clark

T: 01903 236599

E: ben@marshallclark.co.uk



Dominic Clark

T: 01903 236599

E: dc@marshallclark.co.uk



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