

**FULLY AIR-CONDITIONED**  
**SMARTLY PRESENTED SERVICED OFFICE SUITES**  
**WITHIN A HORSHAM TOWN CENTRE LOCATION**

- ▶ FLEXIBLE IN AND OUT LETTING TERMS
  - ▶ FULLY FURNISHED SUITES
  - ▶ ONSITE PARKING
  - ▶ 24 HOUR ACCESS
- ▶ MEETING ROOM & SECRETARIAL SERVICES AVAILABLE
  - ▶ DDA COMPLIANT WC FACILITY
  - ▶ HOT DESKING AVAILABLE



**THE COURTYARD, 30 WORTHING ROAD**  
**HORSHAM, WEST SUSSEX RH12 1SL**

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Residential / Commercial / Rural / Development / Auctions

## LOCATION:

Horsham is a popular, affluent historic market town located approximately 3 miles south-west of Crawley, 18 miles north-west of Brighton and 31 miles south of London. Nearby towns include Dorking, Haywards Heath and Burgess Hill. The town benefits from good road links lying between the A24 to the west and A23 (M23) to the east. The subject property is situated on Worthing Road to the immediate southwest of Horsham town centre. Horsham mainline railway station, offering frequent rail services to London terminals and south coast towns, is situated approximately 0.7 mile to the north-east.

A location plan and street view can be viewed on the internet by going to Google Maps and typing in the following postcode RH12 1SL

## DESCRIPTION:

The Courtyard is a purpose built office building providing a range of superb air-conditioned office suites. The accommodation is arranged over ground, first and second floors and is let and run as a small business centre with flexible in and out terms. All suites are fully carpeted and equipped with furniture including desks, chairs, storage units, waste bins and window blinds.

## AMENITIES:

- Shared shower room
- CCTV
- High speed broadband connection
- Cat II lighting
- Cat 5 cabling
- Dedicated kitchen rooms
- Ladies and gents WC facilities
- Wall mounted electric heating
- Meeting rooms available to hire
- Each suite is individually alarmed
- Manned reception
- Secretarial support available

## CURRENT AVAILABILITY:

There are currently a range of suites available with immediate occupation. A full list is available upon application.

## TERMS:

The suites are available to let upon flexible terms upon a licence agreement a term to be agreed.

## RENT:

The rent payable is **fully inclusive** of electricity, gas, water, sewage, general refuse, cleaning of common areas, building insurance, external repairs and maintenance, business rates and management fees.

## VIEWING ARRANGEMENTS:

By appointment with letting agents Henry Adams

## CONTACT:

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