

Preliminary Details



TO LET

MODERN OFFICES WITH SOME FULLY FITTED FLOORS, AVAILABLE FROM 11,918- 59,929 SQFT NIA (INCL. LOWER GROUND FLOOR DATA/STORAGE)

Ashurst, Broadlands Business Park, Langhurstwood Road, Horsham, West Sussex, RH12 4QP

SHW

**MAKING
PROPERTY
WORK**

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Rent On application Plus VAT

DESCRIPTION

A self-contained HQ-style building incorporating some fully fitted floors with furniture and Cat 5 cabling. Available in floors from 11,759 sqft upwards. With lower-ground floor flex/storage space.

LOCATION

Broadlands Business Park is located in a popular rural position some 3 miles north west of Horsham town centre and approximately 1¼ miles from the A264 northern by-pass. Gatwick Airport is approximately 15 minutes drive with the M23 Junction 11 providing access to the national motorway network some 10 minutes away.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Second Floor	11,918	1,107.2
First Floor	17,700	1,644.4
Ground floor	18,683	1,735.7
Reception	1,949	181.1
Lower Ground	9,679	899.2
TOTAL	59,929	5,567.6

AMENITIES

- Car Parking at 1:300
- Showers on site
- Air Conditioning and Raised Access Floors
- Two Fitted Kitchens (One with Breakout Space)
- 8 meeting rooms of varying sizes
- Reception with waiting area
- Second floor terrace
- Predominantly open plan with enviable quiet rural location

- On Site restaurant in adjoining building

RENT

On Application.

TENURE

Available on a new lease(s) on terms to be agreed

VAT

VAT will be charged on the quoting terms.

RATES

From April 2026, the following RV's will apply:

2nd Floor-£130,000

Pt.First-£153,000

Pt.First-£101,000

Gd and LG-£257,000

SERVICE CHARGE

There will be an Estate Charge, details on application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The Property has an EPC of B42



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