



Second Floor, 101 Victoria Road
Horley, Surrey, RH6 7PH

Town Centre
Second Floor Office

TO LET

PROPERTY SUMMARY

- **Second Floor Office with modern fit-out**
- **Excellent town centre location, close to all amenities**
- **Floor Area of 590 sq.ft (54.81 sq.m)**
- **Convenient for M23 / M25 and Horley Railway Station**
- **New lease available**
- **Rent of £8,850 per annum exclusive (subject to contract)**

LOCATION

The premises occupy an excellent location on Victoria Road, on the corner with Massetts Road. There is a good selection of local shops, cafes, restaurants and pubs close-by, as well as some larger, national retailers.

Horley benefits from excellent road and rail connections, positioned just to the West of Junction 9 of the M23, with Junction 7 of the M25 situated 6 miles to the North. Horley Railway Station is within a short walking distance and provides regular services to East Croydon and Central London.

PROPERTY SUMMARY

Attractive, open plan office suite on the second floor with direct access from Massetts Road. The office has a modern fit-out and benefits from a separate kitchen & toilets, gas central heating, good decorations, suspended ceiling, LED lighting, security alarm, double glazing, carpeting and perimeter trunking. Business parking permits are available from the Council and there is a large car park on Victoria Road. The net internal floor area is as follows: -

Second Floor Office	590 sq.ft	(54.81 sq.m)
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TERMS

Available to let on a new lease, for a term to be agreed, at a rent of £8,850 per annum exclusive. The lease will be on effective full repairing and insuring terms by way of service charge.

Subject to Contract.

RATES

The Valuation Office Agency website describes the property as “Offices & Premises” and advises that the 2026 Rateable Value is £6,700. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council.

VAT VAT is applicable to the rent and other outgoings.

EPC This premises has an EPC Rating of E (101).

COSTS Each party to bear their own costs.

For further information or to view please contact

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