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**TO LET**

**OFFICES / E-CLASS - 1,920 SQ FT GIA (169 SQ M)**

**Griffin House, Nightingale Road, Horsham, RH12 2NQ**

**DESCRIPTION**

Griffin House is a detached 2-storey business unit in the established Nightingale Road area. The building is predominantly open-plan with a small kitchen and office on the first floor. There are two parking spaces to the front.

**LOCATION**

Nightingale Road is at the northern end of the town centre, some 1/4 mile from Horsham station and the leisure centre. Crawley and Gatwick Airport are some 9 and 15 miles to the north. J11 of the M23 is 7.5 miles away.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Office	1,820	169

**RATES**

The current 2017 Rateable Value of the property is £12,000.

**VAT**

VAT will not be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of D.

76-100 **D** 90 D



**AMENITIES / OPPORTUNITY**

- 2 parking spaces
- WC & kitchen facilities
- Open-plan flexible accommodation






**VIEWINGS – 01293 441300**

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