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TO LET

OFFICES / E-CLASS - 1,820 SQ FT GIA (169 SQ M)

Griffin House, Nightingale Road, Horsham, RH12 2NW

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. The building is being redecorated throughout with a new heating stsyem being installed

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 |

AMENITIES / OPPORTUNITY

- 2 parking spaces
- WC & kitchen facilities
- Open-plan flexible accommodation
- New Electric Heating System installed by the end of March 2025
- Redecorated throughout by the end of March 2025

RATES

The current 2023 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 C54



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