

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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**LONG LEASEHOLD
FOR SALE**

OFFICE – 2,186 SQ FT (203.08 SQ M)

**14 The Graylands Estate, Langhurstwood Road, Horsham,
West Sussex, RH12 4QD**

DESCRIPTION

Unit 14 is located towards the front of the estate and is a detached, single storey unit with open plan offices in addition to a WC area, kitchenette and separate offices.

LOCATION

The Graylands Estate is situated approximately 1½ miles north of Horsham town centre, off Langhurstwood Road. The estate sits in an enviable position slightly elevated, overlooking Horsham with Gatwick Airport approximately 9 miles to the north east. Regular rail services run from Horsham to Victoria and London Bridge. In addition Warnham Station providing services to Horsham, London and Dorking is less than 1 mile to the south. The estate comprises a multi tenanted facility, approaching approximately 80,000 sq ft.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	2,186	203.08

AMENITIES

- Air conditioning in the open plan office & smaller offices
- Self contained
- LED lighting
- Carpeting and wood laminate flooring
- GFCH
- Kitchen
- WC accommodation

PRICE

£350,000 for the long leasehold.

ESTATE CHARGE

There is an estate charge for the repair and maintenance of the common parts OF the estate. The 2023 figure is £6,145pa.

RATES

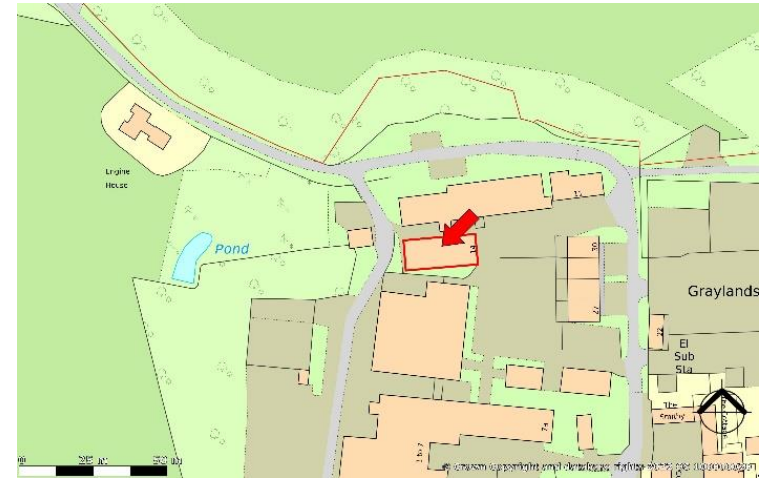
The current April 2023 Rateable Value (as a dance studio) of the property is £12,000.

VAT

VAT may be charged on the quoting terms.

EPC

51-75 **C** 65 C



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