

# 1 HIGH STREET, HORLEY RH6 7BE



**TOWN CENTRE OFFICE AVAILABLE TO LET**

**£12,500 pax**



- Town Centre location close to amenities
- Self-contained second floor office suite
- Kitchen facility and separate male and female WC's
- Excellent transport links and just a short walk of Horley BR station.
- Ideal for small business practice
- Freshly decorated interior

#### **Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

#### **Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

**T 01306 884685**

## LOCATION

The premises are situated on the pedestrianised section of Horley High Street, with all the local amenities within easy reach, a short walk from Horley train station and local car parks. Offering good transport links into Central London and nearby Gatwick Airport.

## DESCRIPTION

The premises comprise a self-contained second floor office with shared ground floor entrance and reception. The offices offer a mix of open plan space and three separate office rooms with kitchen and ladies and gents WCs. The suite is freshly decorated and offers electric heating throughout.

	Sq Ft	Sq M
Open Plan Office	441	40.97
Front Office	164	15.24
Rear Office	112	10.4
Total	717	66.61

## RENT

£12,500 pax

## RATES & COUNCIL TAX

Valuation Office Agency lists the retail unit as having a rateable value of £6,200 effective 1.4.23

## VAT

We understand that the premises are elected for VAT so VAT will be payable on the rent, deposit and any other charges. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## EPC

The building has an EPC rating of E (102).

## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS**

01737 229200



T 01306 884685

**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

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