



# AIR CONDITIONED GROUND FLOOR OFFICE NEAR HORLEY

# Suite 5G Gatwick House

Peeks Brook Lane, Horley, RH6 9ST

OFFICE TO LET

2,573 sq ft

- . Set in seven acres
- Close to Gatwick Airport
- J10/M23 4.3 miles
- Air conditioning
- Kitchen
- Ample on-site parking

# www.ftdjohns.co.uk

6 Magellan Terrace Gatwick Road Crawley West Sussex RH10 9PJ Tel: 01293 552721 Fax: 01293 552800 Email: info@ftdjohns.co.uk Registered Office as above. Regd No: 2568649

## Suite 5G Gatwick House, Peeks Brook Lane, Horley, RH6 9ST

#### Summary

Available Size	2,573 sq ft
Rent	£15.00 per sq ft pa exclusive plus VAT
Rates Payable	£4.97 per sq ft
Rateable Value	£25,000
Service Charge	£5.50 per sq ft plus VAT
Estate Charge	£0.27 per sq ft Building insurance
EPC Rating	D (79)

#### Location

Gatwick House is set within seven acres and is situated in a semi-rural location between Horley and Gatwick Airport.

#### Description

Gatwick House is a secure office campus development, incorporating both character and modern offices.

Suite 5G is located at ground floor level and has a mixture of open plan and cellular offices.

#### **Specification**

Air conditioning Ample on-site parking Kitchen Tenants can subscribe to a high speed broadband service (fast set up) Free wi-fi in the grounds (coming soon) Games in the gardens

#### Terms

A new full repairing and insuring lease is available for a term to be agreed.







## Viewing & Further Information

### Michael Deacon-Jackson 01293 590991 | 07939 136 295 mdj@ftdjohns.co.uk



Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants have any authority to make or give any representation or warranty in relation to this property. FTDHOHNS is not liable for any errors or omissions. Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleaseew.co.uk Generated on 30/06/2020