

Ref 7192

Ground Floor  
Holmwood  
Broadlands Business Campus  
Langhurstwood Road  
Horsham  
West Sussex  
RH12 4PN

# **SUPERB CAMPUS OFFICES TO LET**

**FROM 470 – 2,283 sq m (5,055 – 24,574 sq ft) NIA**



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

[www.ftdjohms.co.uk](http://www.ftdjohms.co.uk)

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

## LOCATION

Broadlands Business Campus is situated on Langhurstwood Road, just 2 miles off the A24 dual carriage way which provides swift access to Horsham, Crawley and Worthing. The M23 and M25 motorways are within easy reach as is Gatwick Airport, a 20 minute drive away.

## DESCRIPTION

Holmwood is a modern multi-let office building providing refurbished offices on three floors. The available accommodation is situated on the ground floor which is accessed either by lift or via the attractive central atrium and stairwell.

There is substantial on site car parking and the scheme is set in a 23 acre attractive landscaped environment benefiting from private woodland walkway.

## AMENITIES

- HQ style offices
- Prestigious double height reception
- Full access raised floors
- Air conditioning
- Suspended ceilings
- Open plan and cellular offices
- Carpeted
- Excellent car parking ratio of 1:197 sq ft
- Male and female WCs
- On site café
- Manned reception
- EPC rating - D-91

## TENURE

The ground floor is held on a lease to expire May 2019.

## TERMS

A new full repairing and insuring sublease for a term to be agreed. Alternatively a new lease direct from the landlord may be available by negotiation.

## RENT

£14.00 psf plus VAT.

## RATES

Rateable Value £282,000 (2017)

## SERVICE CHARGE

£5.64 psf plus VAT 2016 figure.

## LEGAL COSTS

Each party to pay their own legal costs in the transaction.



Compiled February 2016

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

**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. FTDJOHNS is not liable for any errors or omissions.

**Finance Act 1989** - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).