

482 SQ FT (44.78 SQ M)
OFFICE / STORAGE UNIT TO LET

DIRECT ROAD ACCESS ONTO THE A272



THE WORKSHOP, THORNHILL COURT
BILLINGSHURST ROAD
COOLHAM
WEST SUSSEX
RH13 8QN

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is located just off the A272, approximately 2.5 miles to the south east of Billingshurst, which offers a good range of shopping facilities and a mainline railway station (London 1 hour approx.) The A24 dual carriageway with links to major road networks is located approx. 3.2 miles to the east. Horsham town centre via the A24 can be reached in approx. 15 minutes.

DIRECTIONS

From the east proceed west along the A272 from the Buck Barn Crossroads (A24 junction). Go straight over the staggered crossroads at Coolham and Thornhill Court is on the right-hand side of the road at the top of the hill after approx. ½ mile. Turn into the farm drive and proceed to the end where you will enter Thornhill Court. From the west, leave Billingshurst heading east on the A272. pass through the village of Coneyhurst and Thornhill Court is on the left-hand side at the top of the hill on the long straight.

ACCOMMODATION

Gross Internal Area 482 sq ft (44.78 sq m)

TERMS

The unit is available to let upon a full repairing and insuring lease for a term to be agreed. A minimum three-month rental deposit will be required. The lease will be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£5,000.00 + VAT per annum exclusive, payable quarterly in-advance. The rent will be subject to annual RPI increases.

ESTATE SERVICE CHARGE

There is a quarterly service charge of £40.97 + VAT payable to the Landlord. The charge principally covers fire alarm and security maintenance to common areas, supply of water to shared toilets and site kitchen, sewage emptying and maintenance, lighting to common parts, estate security (CCTV), vermin control, all mowing and site maintenance to pathways, parking areas and landscaping.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The unit has yet to be assessed by the Valuation Office Agency but in our considered opinion, the Rateable Value will be set way below £12,000. Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

VIEWING ARRANGEMENTS

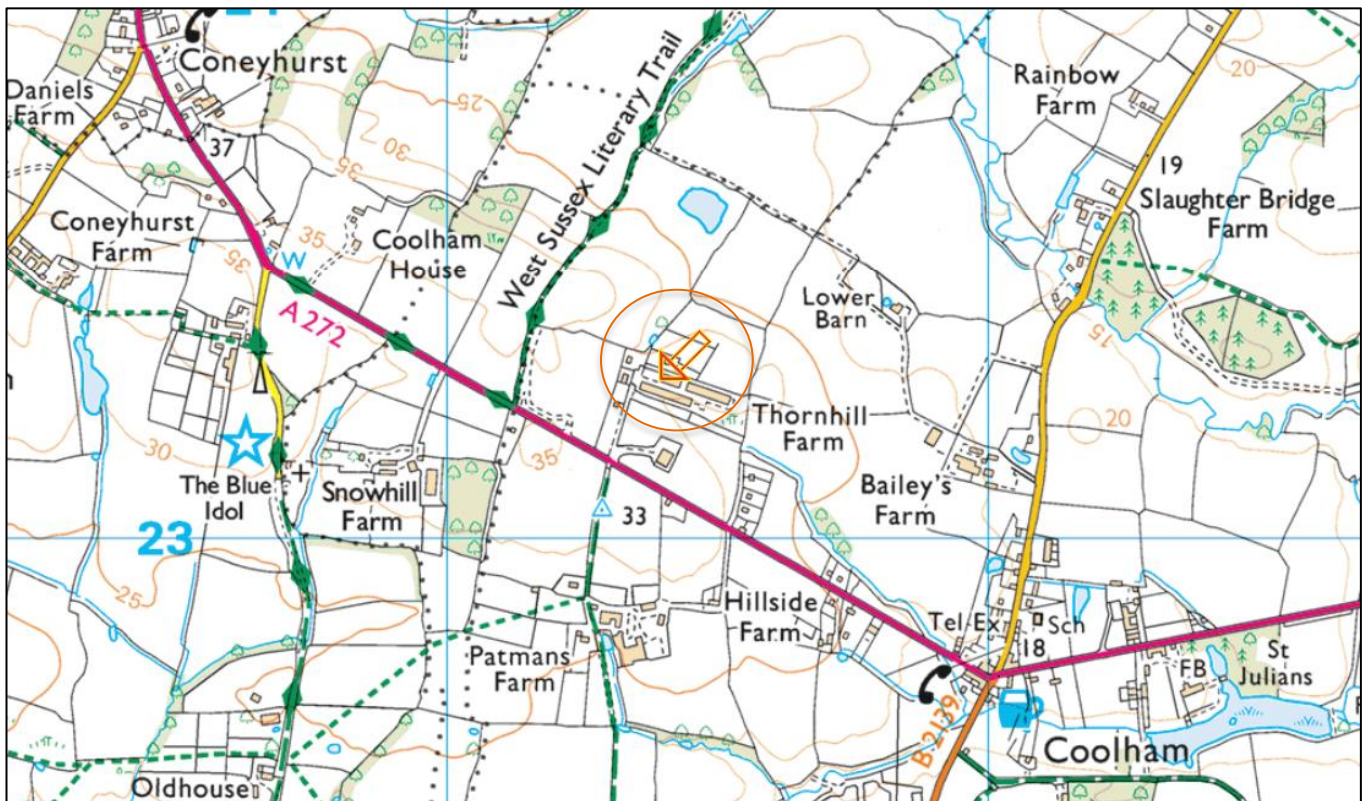
By appointment with joint sole letting agents Henry Adams Commercial and Crickmay Chartered Surveyors

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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.