

2,307 SQ FT (214.33 SQ M)

WORKSHOP / STORAGE UNIT TO LET

DIRECT ROAD ACCESS ONTO THE A272

LANDLORD INCENTIVES AVAILABLE, STC



75% SMALL BUSINESS RATES RELIEF AVAILABLE

**UNIT 4F 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.

DESCRIPTION

The property comprises a single-story workshop/storage unit of timber frame construction under a pitched sheeted roof, the unit provides a ridge height of 4.46m and eaves height of 1.64 m. The unit which has recently undergone extensive refurbishment works include spray foam insulation to walls and roofs, smooth level concrete floors, full re-wiring and installation of a WC and tea-point. The unit is vacant and ready for occupation.

ACCOMMODATION

Gross Internal Area 2,307 sq ft (214.33 sq m)

UNIT SPECIFICATION

- Insulated walls and roofs
- Smooth level concrete floors
- Electric roller shutter loading door
- Connected to 3 phase power
- LED strip lighting and emergency lighting
- Newly installed toilets and a kitchenette
- Site CCTV

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

£16,150 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is an annual service charge of £807.45 + VAT payable for the upkeep of the estate and its common parts. The charge principally fire alarm and security maintenance to common areas, supply of water to communal 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 (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £12,750. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £5,508. There is 75% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and graded a Band D (85) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

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

CONTACTS

Henry Adams Commercial

Andrew Algar

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andrew.algar@henryadams.co.uk

Crickmay Surveyors

Daniel Lascelles

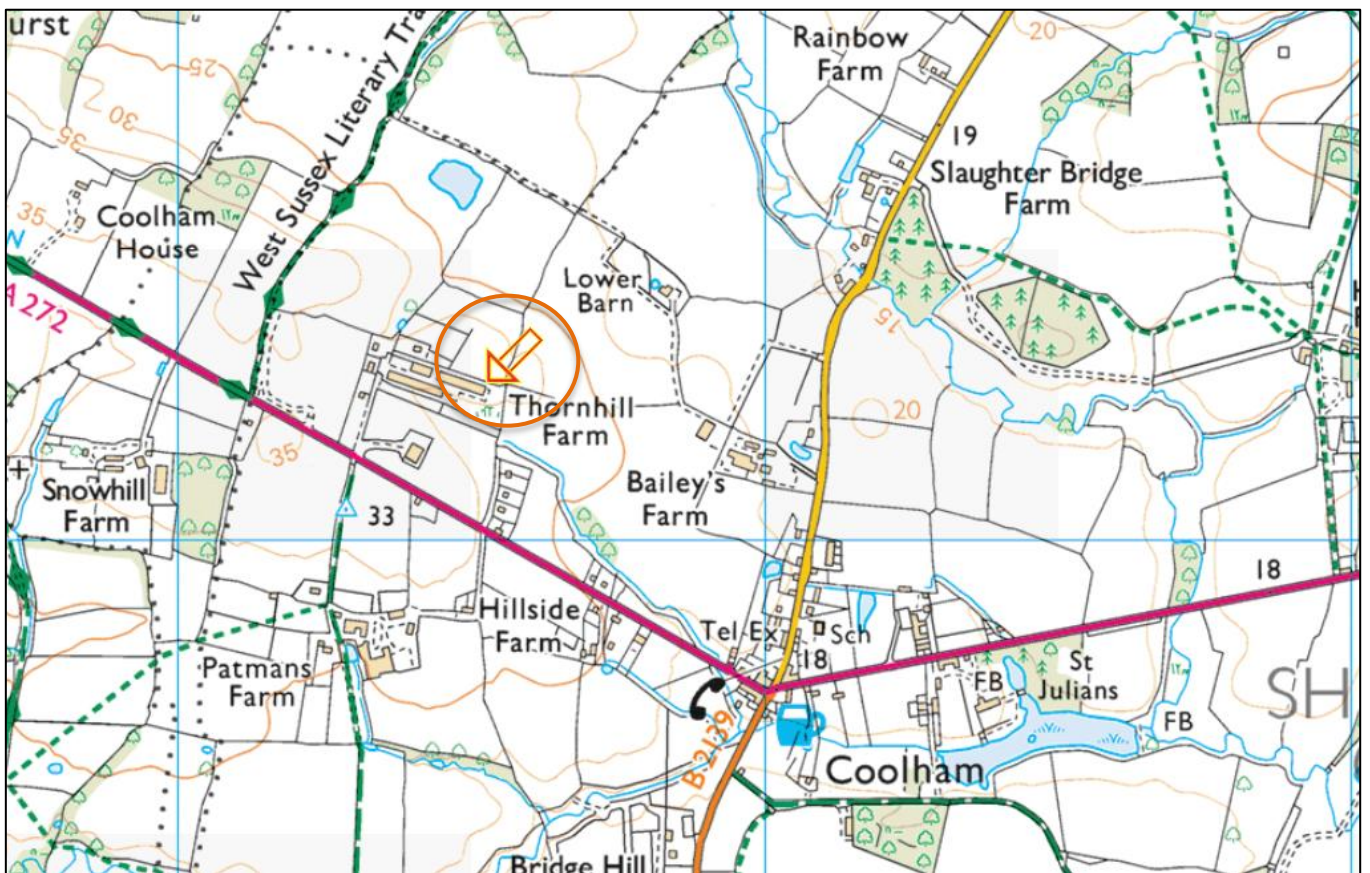
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LOCATION MAPS - NOT TO SCALE



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.