

**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

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## **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

Henry Adams Commercial  
Andrew Algar  
01403 282 519 / 07868 434449  
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Crickmay Chartered Surveyors  
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LOCATION MAPS - NOT TO SCALE



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