

TO LET



OFFICE/WORKSHOP UNIT
44.78 SQ M (482 SQ FT)

Thornhill Court, Billingshurst Road, Coolham, RH13 8QN



Summary

Available Size	482 sq ft
Rent	£5,000 per annum exclusive plus VAT
Business Rates	To be assessed. It is anticipated the premises should qualify for 100% small business rates relief subject to a tenant's status
Service Charge	There shall be a service charge payable for the upkeep and maintenance of the common parts. This charge is currently levied at £0.35 per square foot, for the current year
EPC Rating	Upon enquiry

Location

Thornhill Court is situated on the north side of Billingshurst Road, half a mile from the centre of Coolham village, located just off the A272 and accessed via the A24 principal London/South coast trunk road. Horsham is approximately 8 miles to the north-east, Worthing 12 miles to the south and Gatwick Airport 20 miles to the north.

Description

Premises comprise a basic workshop/office unit benefiting from a kitchenette. There are communal WC's available and on site car parking.

Accommodation

The premises have the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	482	44.78

Lease

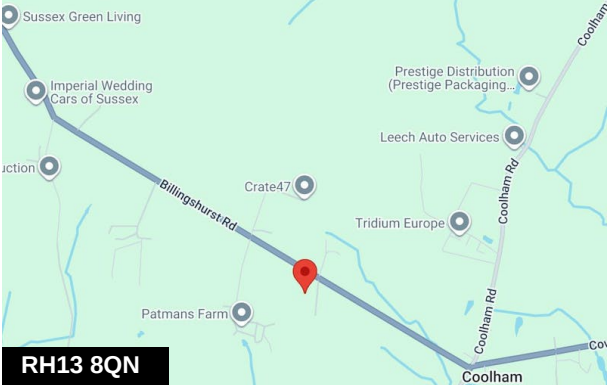
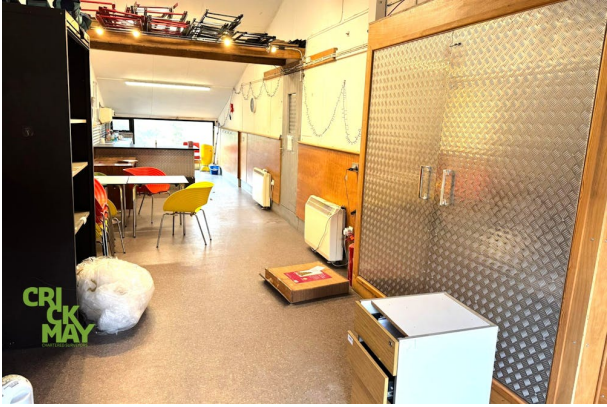
A new effectively full repairing and insuring lease is available on terms to be agreed. The rent shall be subject to annual RPI increases.

Hours of Operation

No vehicles, plant or machinery shall be operated and no process carried out and no deliveries taken or dispatched from the site outside the following times: 0800 hours and 1800 hours on Mondays to Fridays inclusive, 0800 hours and 1300 hours on Saturdays, and no working on a Sunday or Bank and Public Holidays.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk



Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

