

**1,500 SQ FT (139.4 SQ M)**  
**RURAL STORAGE BARN TO LET**



**\*GOOD ROAD LINKS TO THE A24 & A29\***  
**UNIT 3 COURT FARM, CONEYHURST**  
**NEAR BILLINGSHURST**  
**WEST SUSSEX**  
**RH14 9DL**

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

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## LOCATION

Court Farm is located in rural West Sussex to the east of Billingshurst (2.4 miles). The A24 junction with links to the A23 and motorway network is located approximately 4.8 miles to the east. The entrance to Court Farm is located off West Chiltington Lane, approximately 500 yards north of the A272 Billingshurst Road T-junction (south).

| Major "A" Road Link Connections | Distances in Miles           |
|---------------------------------|------------------------------|
| A29 via A272                    | 2.7 miles to the west        |
| A24 via A272                    | 4.4 miles to the east        |
| A23 via A272                    | 13.7 miles to the east       |
| A27 via A272 & A24              | 15.5 miles to the south-east |

## DESCRIPTION

The unit is situated within a courtyard complex comprising agricultural barns, workshops and storage units. Externally, there is a shared forecourt area providing parking and facilities for loading and unloading.

## ACCOMMODATION (Gross Internal Area)

Ground Floor            1,500 sq ft (139.4 sq m)

## UNIT SPECIFICATION

- Electric roller shutter door 4.0m x 4.0m
- 4.4m eaves height, rising to 5.0m
- Steel personnel door
- LED lighting
- Electric vehicle charging point

Please Note: Our client will not consider vehicle related uses or businesses which generate high volume visitors.

## RENT

£12,000.00 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

## TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A rental deposit will be required. The tenancy agreement will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

## TENANCY AGREEMENT FEE

There is a charge of £300.00 + VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be confirmed – further details on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S



**CONTACT**

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