

1,064 SQ FT (98.8 SQ M)
OFFICES / WORKSHOP PREMISES TO LET

AVAILABLE TO OCCUPY IMMEDIATELY



100% SMALL BUSINESS RATES RELIEF AVAILABLE
UNIT 18 BLACKHOUSE FARM
BLACKHOUSE ROAD
COLGATE
WEST SUSSEX
RH13 6HS

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

LOCATION

Blackhouse Farm is nestled within a secluded, wooded setting in the West Sussex countryside. Located between Horsham (4.7 miles west) and Crawley (4.2 miles north-east), there are excellent transport links, with Junction 11 of the M23 (Pease Pottage), being located just 2 miles to the east via Horsham Road, providing fast access to the M25 and wider motorway network. To view the exact location online, search postcode RH13 6HS on Google Maps.

DESCRIPTION

Blackhouse Farm is a multi-let rural business park, comprising various sized offices, business units, workshops, and storage barns. The property is currently configured as an office but can easily be converted into a workshop with minor building works.

ACCOMMODATION (APPROXIMATE FLOOR AREA)

Ground Floor 1,064 sq ft (98.8 sq m)

RENT

£11,450 per annum exclusive, payable quarterly in-advance by bank Standing Order.

TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. A deposit equivalent to three-months' rent will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

The property is not elected for VAT, and no estate service charges apply.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £11,500. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £4,968. There is a 100% 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 RATING

The property has been assessed and graded a Band C (74) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

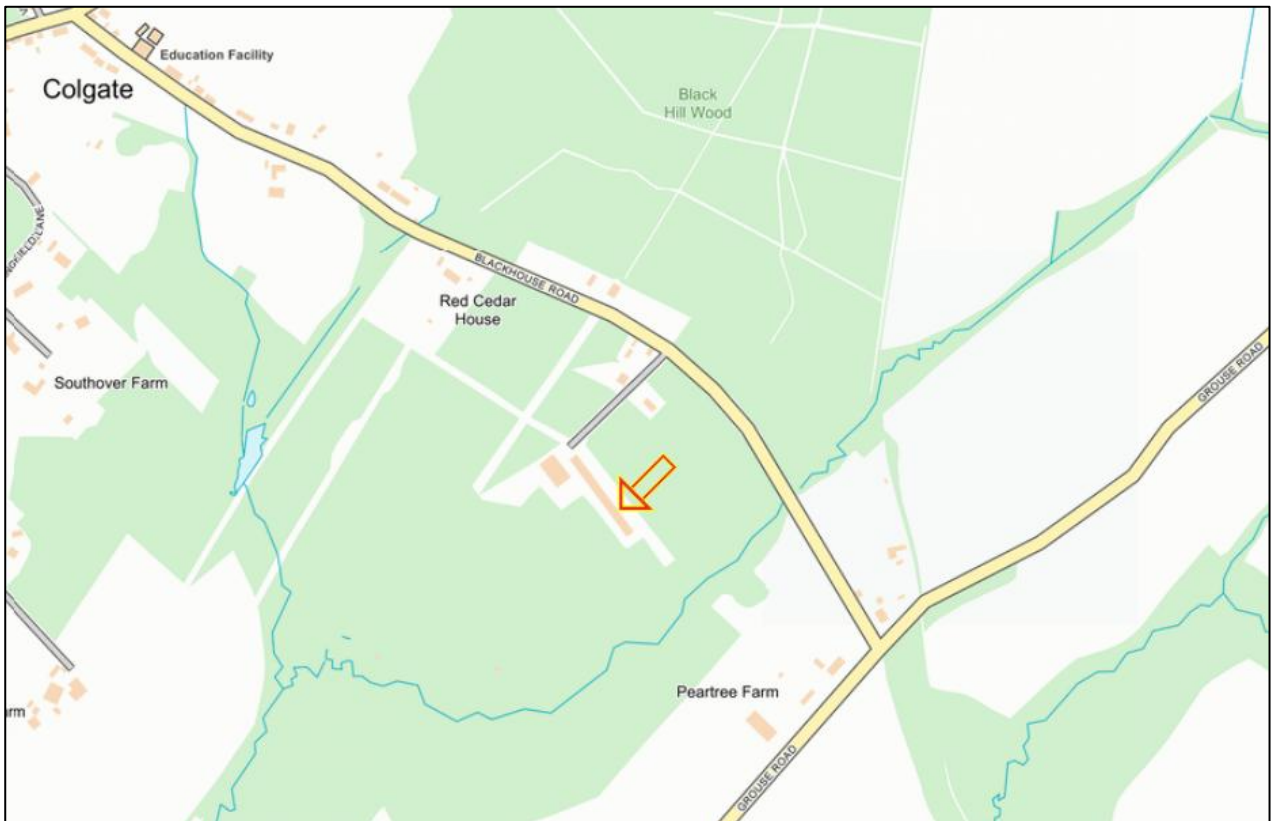
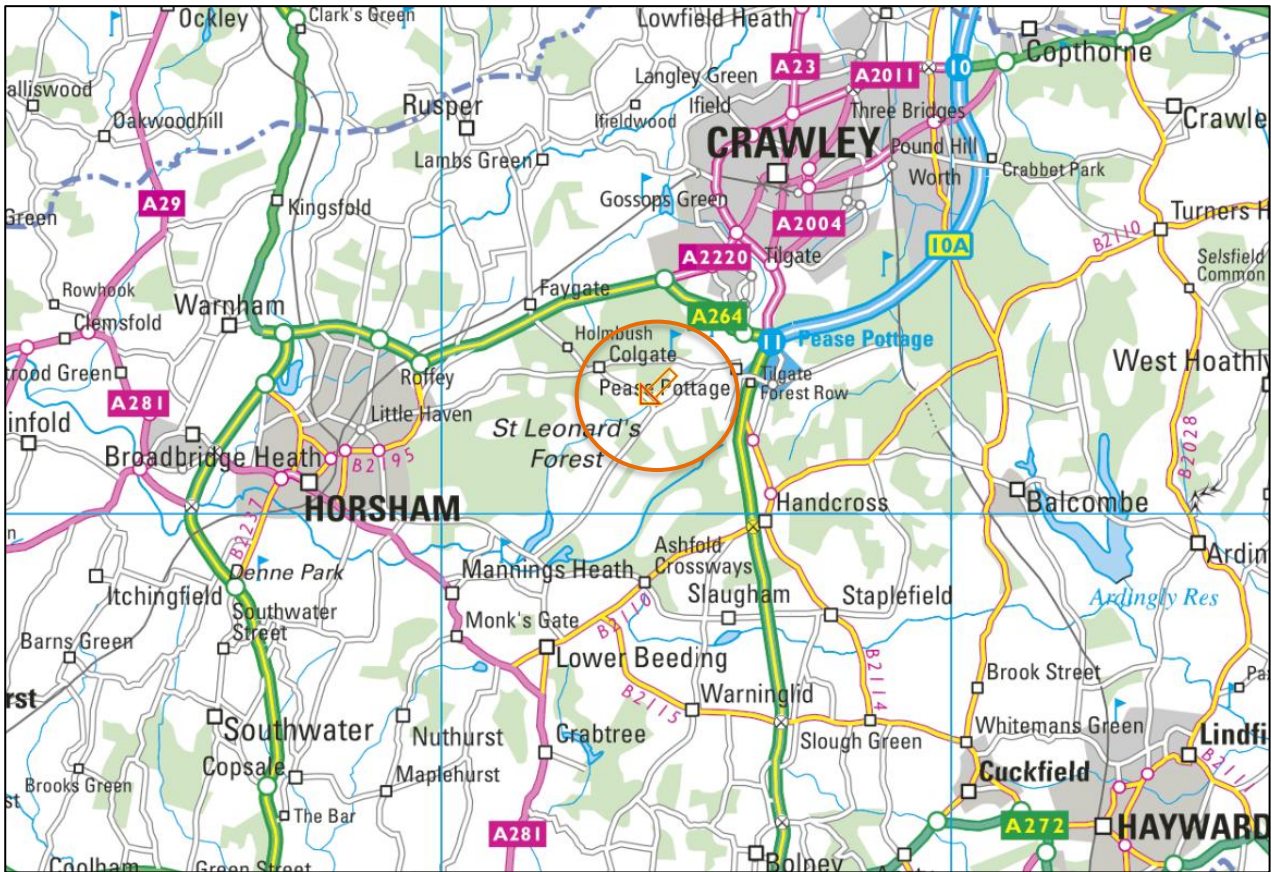
Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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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.