

184 SQ FT (17.09 SQ M)
CLASS E PREMISES TO LET
OFFICES, MEDICAL AND RETAIL RELATED USES WELCOME



100% SMALL BUSINESS RATES RELIEF AVAILABLE
UNIT 8 COPHALL FARM BUSINESS PARK
EFFINGHAM ROAD
COPTHORNE
WEST SUSSEX
RH10 3HZ

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

LOCATION

Cophall Farm Business Park is located on Effingham Road, 1.6 miles north of Copthorne Village and 6 miles from Crawley town centre where Crawley rail station provides services to London Victoria and London Bridge. Gatwick Airport is situated 5.2 miles west of Cophall Farm Business Park and J10 of the M23 is just 2.7 miles to the west.

DESCRIPTION

Unit 8 Cophall Farm Business Park is a first-floor office space within a two storey, multi-let building.

ACCOMMODATION (NET INTERNAL AREA)

First Floor 184 sq ft (17.09 sq m)

TERMS

The property is available to let 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 (as amended).

RENT

£3,000 + VAT per annum exclusive.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £2,375. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £1,026. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Tandridge District Council to verify the above and to enquire as to the entitlement for rates relief or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates

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

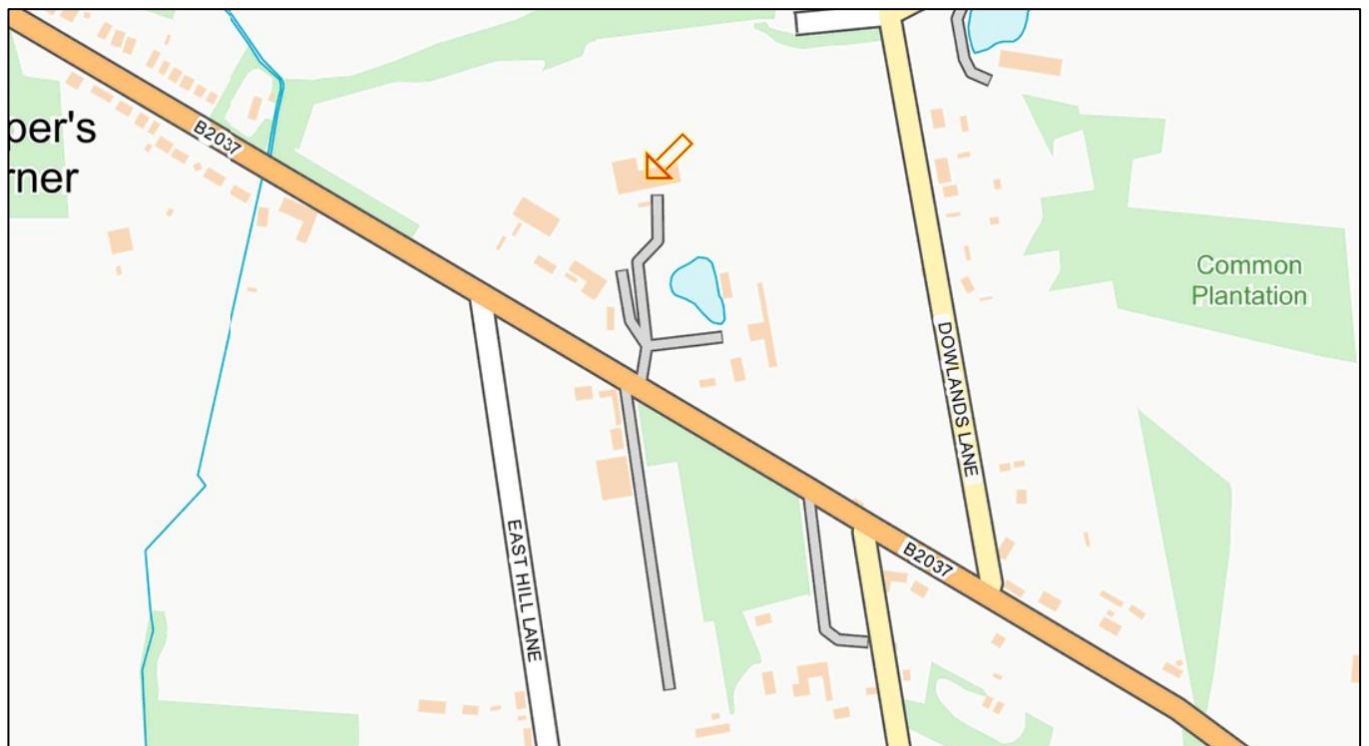
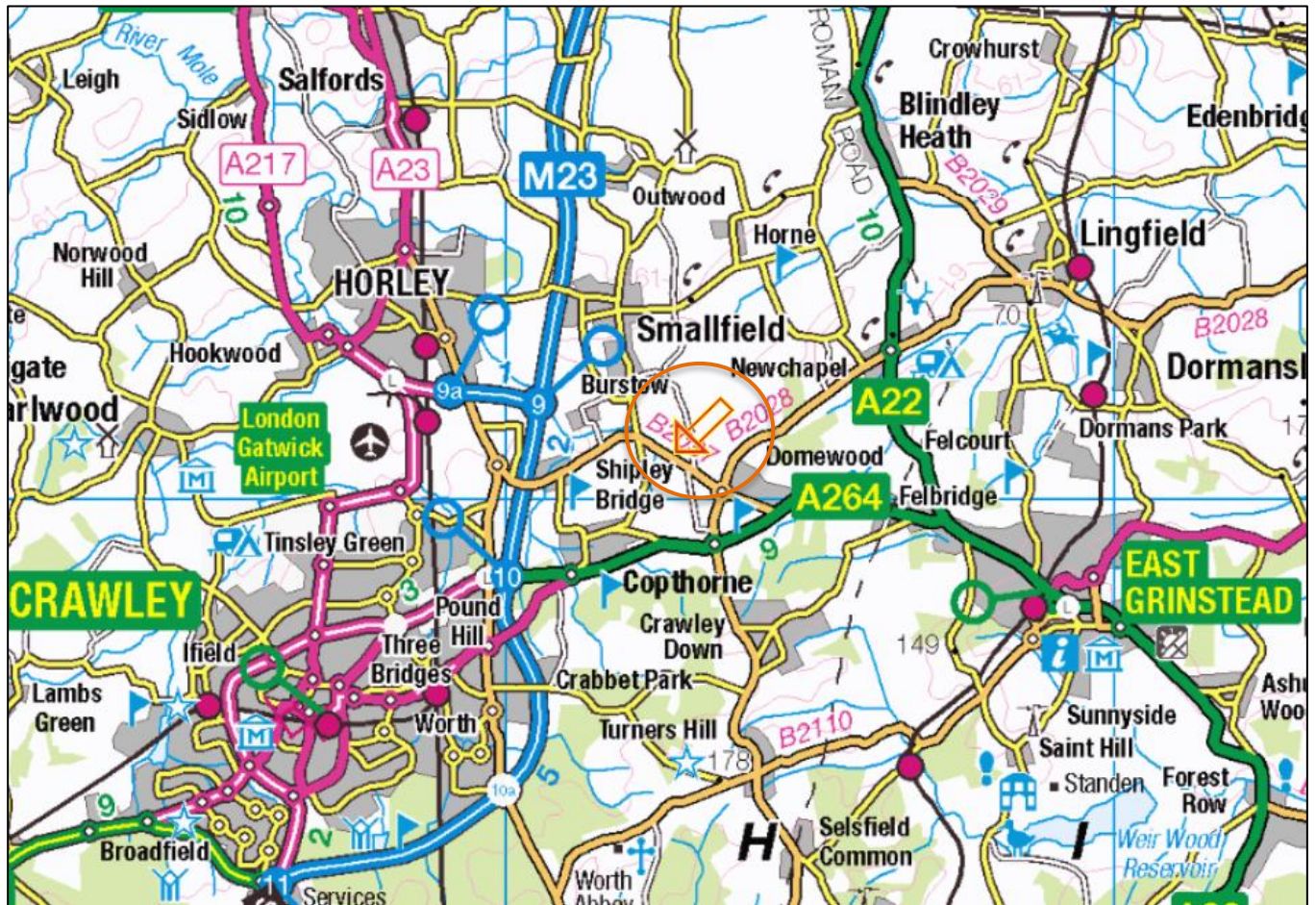
Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS – NOT TO SCALE



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