

707 SQ FT (65 SQ M)
WELL-PRESENTED, RURAL BUSINESS UNIT TO LET
INTEGRAL OFFICE ACCOMMODATION
COUNTRYSIDE VIEWS



100% SMALL BUSINESS RATES RELIEF AVAILABLE

UNIT 3 COURT FARM
CONEYHURST
NEAR BILLINGSHURST
WEST SUSSEX
RH14 9DL

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

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 on West Chiltington Lane at approximately 500 yards north of the A272 Billingshurst Road T-junction (south).

Major "A" Road Connections	Distances in Miles
A29 via A272	2.7 miles west
A24 via A272	4.8 miles east
A23 via A272	13.7 miles east
A27 via A272 & A24	15.5 miles southeast

DESCRIPTION

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

ACCOMMODATION (Gross Internal Area)

Ground Floor 707 sq ft (65 sq m)

UNIT SPECIFICATION

- Floated concrete floor
- Fluorescent strip lighting
- 2.5m eaves height
- 3.9m apex height
- Toilet facility
- Kitchenette
- Electric roller shutter door
- External lighting
- Personnel door
- Double skinned insulated roof
- Perimeter power points (single phase)
- uPVC double glazed windows

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).

RENT

£9,600 per annum exclusive, payable monthly in-advance by bank standing order.

TENANCY AGREEMENT FEE

There is a charge of £325 + VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

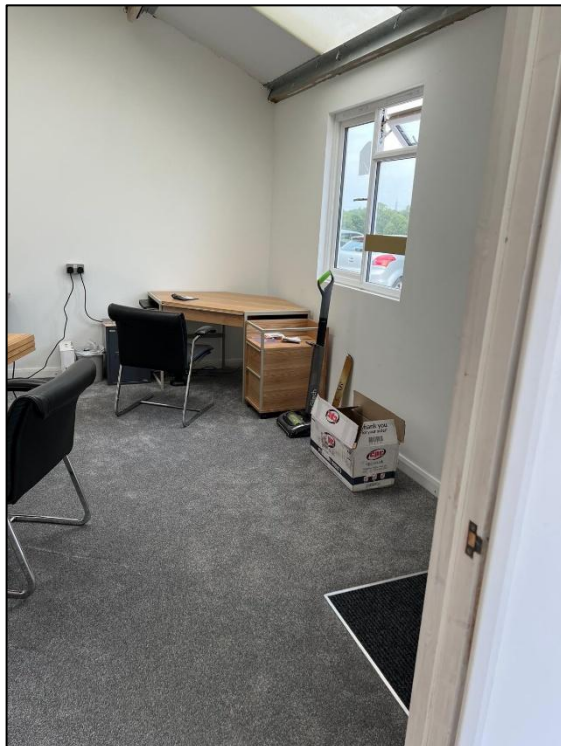
The advertised Rateable Value listed by GOV.UK is £7,600. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £3,283.20. There is currently a 100% Small Business Rates Relief is available on this property, interested parties are advised to contact Horsham District 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

VIEWING ARRANGEMENTS

By appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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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.