1,886 SQ FT (175.22 SQ M)

WORKSHOP / STORAGE PREMISES TO LET

OPTION TO INCLUDE A SMALL WORKSHOP/OFFICE ADJACENT

100% SMALL BUSINESS RATES RELIEF AVAILABLE

UNIT 2C THORNHILL COURT
BILLINGSHURST ROAD
COOLHAM
WEST SUSSEX
RH13 8QN

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

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Regulated by the RICS (Royal Institution of Chartered Surveyors)

LOCATION

The property is located just off the A272, approximately 2.5 miles to the south east of Billingshurst, which offers a good range of shopping facilities and a mainline railway station (London 1 hour approx.) The A24 dual carriageway with links to major road networks is located approx. 3.2 miles to the east. Horsham town centre via the A24 can be reached in approx. 15 minutes.

DIRECTIONS

From the east proceed west along the A272 from the Buck Barn Crossroads (A24 junction). Go straight over the staggered crossroads at Coolham and Thornhill Court is on the right-hand side of the road at the top of the hill after approx. ½ mile. Turn into the farm drive and proceed to the end where you will enter Thornhill Court. From the west, leave Billingshurst heading east on the A272. pass through the village of Coneyhurst and Thornhill Court is on the left-hand side at the top of the hill on the long straight.

DESCRIPTION

A mid-terrace workshop / storage unit of timber frame construction under a pitched sheeted roof. The unit is vacant and ready for occupation.

ACCOMMODATION

Gross Internal Area 1,886 sq ft (175.22 sq m)

UNIT FEATURES

- Steel loading doors 3.0m (w) x 2.1m (h)
- LED lighting
- Smooth latex floor surface
- Insulated roof

TERMS

The unit is available to let upon a full repairing and insuring lease for a term to be agreed. A minimum three-month rental deposit will be required. The lease will be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£14,145 + VAT per annum exclusive, payable quarterly in-advance. The rent will be subject to annual RPI increases.

ESTATE SERVICE CHARGE

There is a quarterly service charge of £160.31 + VAT payable to the Landlord. The charge principally covers fire alarm and security maintenance to common areas, supply of water to shared toilets and site kitchen, sewage emptying and maintenance, lighting to common parts, estate security (CCTV), vermin control, all mowing and site maintenance to pathways, parking areas and landscaping.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The Rateable Value advertised online by GOV.UK is £10,250. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £6,237.50. There is currently a 100% Small Business Rates Relief available. 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 CERTIFICATE

The property has been assessed and graded a Band C (75) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

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

Subject to terms offered, an adjacent small workshop/office could be made available to rent in conjunction with Unit 2C – further details on request.

VIEWING ARRANGEMENTS

By appointment with joint sole letting agents Henry Adams Commercial and Crickmay Chartered Surveyors

CONTACTS

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Crickmay Chartered Surveyors
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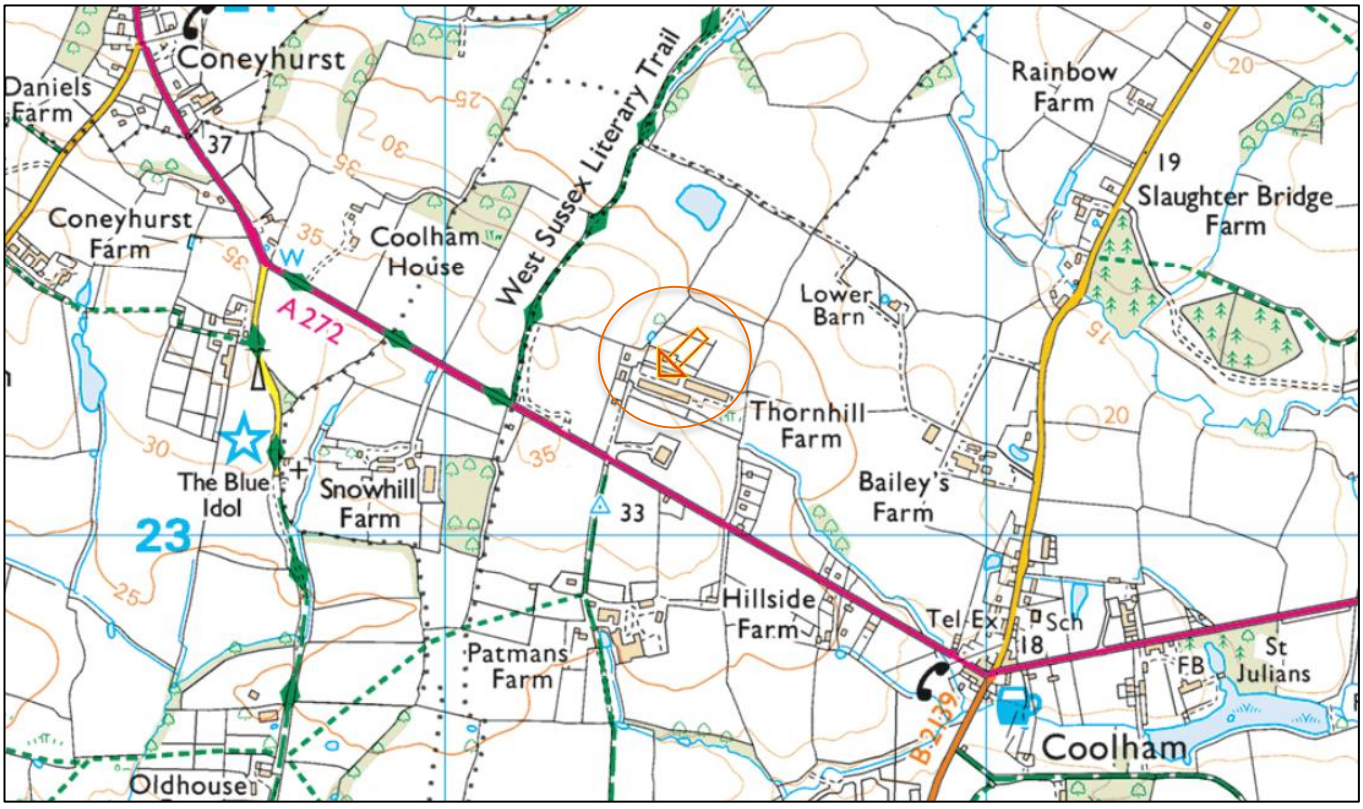
Caution
Mind your head

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.