

TO LET

**WAREHOUSE PREMISES  
247.31 SQ M (2,662 SQ FT)**

Unit 1C Thornhill Court, Billingshurst Road, Coolham, RH13  
8QN



## Summary

<b>Available Size</b>	2,662 sq ft
<b>Rent</b>	£29,000 per annum exclusive plus VAT
<b>Business Rates</b>	Rateable Value of £26,250 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
<b>Service Charge</b>	There shall be a service charge payable for the upkeep and maintenance of the common parts. This charge is currently levied at £0.34 per square foot, for the current year
<b>EPC Rating</b>	B (49)

## Location

Thornhill Court is situated on the north side of Billingshurst Road, half a mile from the centre of Coolham village, located just off the A272 and accessed via the A24 principal London/South coast trunk road. Horsham is approximately 8 miles to the north-east, Worthing 12 miles to the south and Gatwick Airport 20 miles to the north.

## Description

The premises comprise a modern steel framed warehouse with an approximate eaves height of 4.17 m, a solid concrete floor and an electric roller shutter.

N.B. There is plumbing in place for a kitchen and WC if required.

## Accommodation

The premises have the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	2,662	247.31

## Lease

A new effectively full repairing and insuring lease is available on terms to be agreed. The rent shall be subject to annual RPI increases.

## Buildings Insurance and Utilities

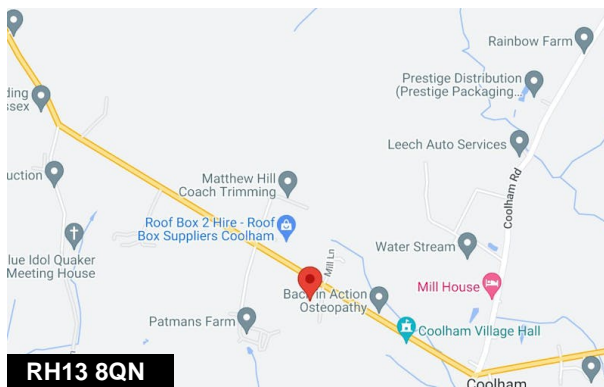
The tenant is to contribute towards the buildings insurance. Further details upon request.

There is one main electricity supply coming into the site which is charged back to the tenants at the same rate and is apportioned by usage. The current rate charged is 24.14p per kWh along with standing charges and capacity charges which are apportioned on a floor area basis. Further details are available upon request. Water is charged back to the tenants in the same way.

There is a £20 per calendar month electricity and water recharging administration fee.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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