

1,150 SQ FT (106.8 SQ M) RURAL BUSINESS UNIT TO LET

IDEAL PRIVATE OR COMMERCIAL STORAGE UNIT OR SMALL TRADE WORKSHOP



100% SMALL BUSINESS RATES RELIEF AVAILABLE

**UNIT 2 LEYSHURST FARM
WEST CHILTINGTON LANE, CONEYHURST
WEST SUSSEX
RH14 9DY**

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

LOCATION

Leyshurst Farm is located in rural West Sussex to the south of Billingshurst (2.2 miles). The A24 junction with links to the A23 and motorway network is located approximately 4.9 miles to the east. The entrance to Leyshurst Farm is located on West Chilmington Lane, approximately 0.8 miles to the south of the A272 Billingshurst Road T-junction - see maps below.

Major Road Link Connections	Distances in Miles
A29 via B2133	2.7 miles to the west
A24 via A272	4.4 miles to the east
A23 via A272	11.5 miles to the east
A27 via A272 & A24	12.8 miles to the south-east

DESCRIPTION

A rural business unit within a courtyard complex comprising a residential barn, storage barns, offices and workshops. Externally, there is communal yard area providing parking and facilities for loading and unloading. The site is overlooked by a residential barn, providing year around additional security.

Please Note: *Our client will not consider vehicle related uses.*

ACCOMMODATION (GROSS INTERNAL AREAS)

Ground Floor	1,150 sq ft (106.8 sq m)
Mezzanine Floor	236 sq ft (22.0 sq m)
Total Area	1,386 sq ft (128.8 sq m)
Unit Dimensions	12m (w) x 8.9m (d)

UNIT SPECIFICATION & SITE FEATURES

- 4.8m roof eaves height (5.5m ridge height)
- Steel loading doors 2.8m (w) x 2.8m (h)
- Connected to 3 phase power
- Access to a communal WC
- Gated entrance & site CCTV

TERMS

The property is available to rent upon a Landlord provided "Estate Lease" for a term to be agreed. There is no VAT or estate service charge payable. A three-month rental deposit will be required.

RENT

£6,500 per annum exclusive, payable monthly in-advance by bank standing order.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £6,100. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £2,635.20. There is a 100% Small Business Rates Relief is 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

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS

Henry Adams Commercial **www.henryadams.co.uk/commercial**

CONTACT

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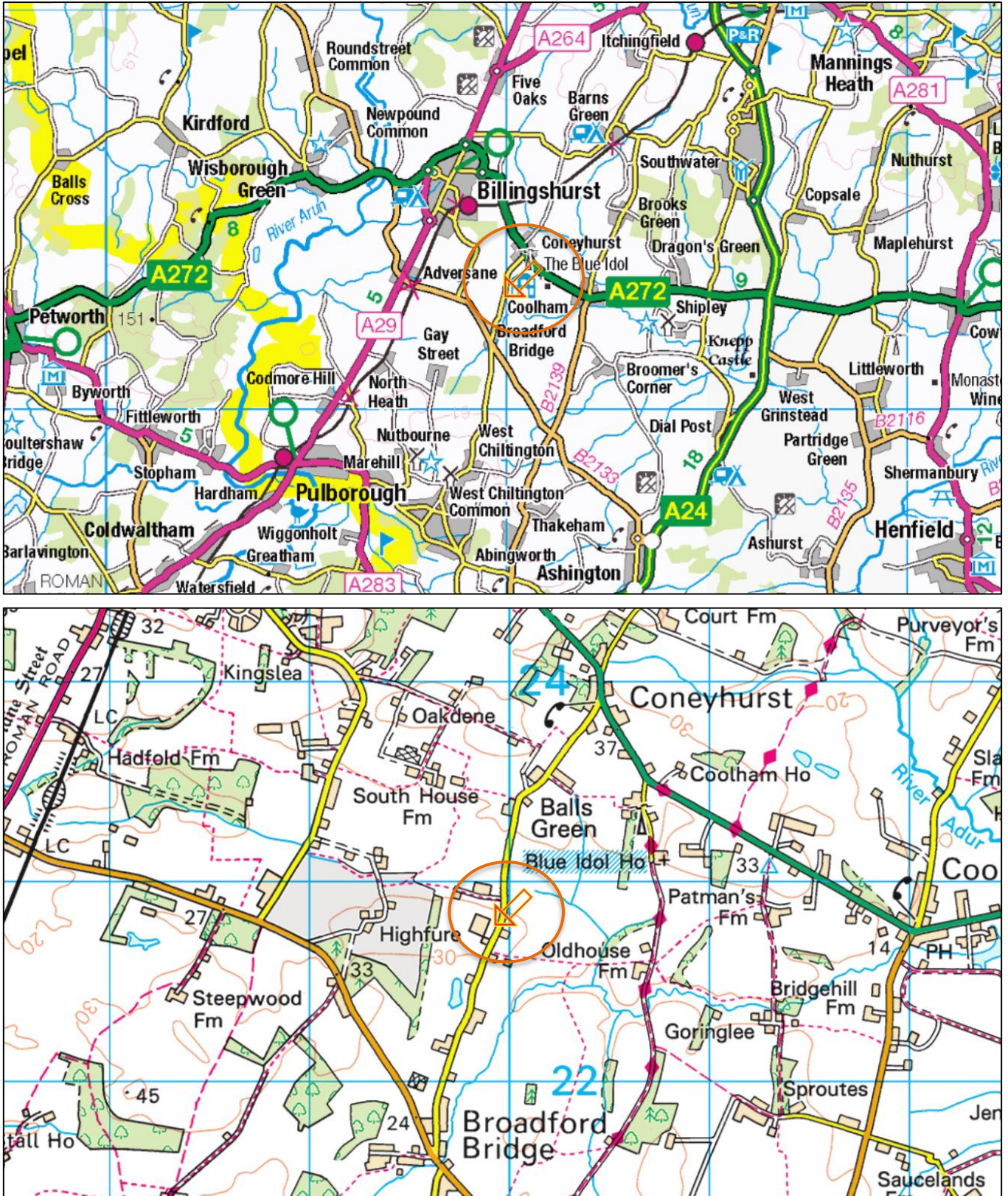
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View of estate entrance from West Chilmington Lane

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.