

TO LET

WORKSHOP/STORAGE UNIT
133.59 SQ M (1,438 SQ FT)

Unit 2B Thornhill Court, Billingshurst Road, Coolham, RH13
8QN



Summary

Available Size	1,438 sq ft
Rent	£7.50 per sq ft per annum exclusive
Business Rates	£8,100 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
Service Charge	There shall be a service charge of £0.35 per square foot per annum exclusive for the upkeep and maintenance of the common parts of the estate. Further details upon application.
EPC Rating	C (75)

Location

Thornhill Court is located on the north side of Billingshurst Road, half a mile from the centre of Coolham village, situated just off the A272 and accessed via the A24 London/South main road. Horsham is approximately 8 miles to the north-east, Worthing 12 miles to the south and Gatwick Airport 20 miles to the north. The site sits 3.3 miles from Billingshurst’s Train Station which has direct services to London in just over an hour as well as lines heading down south. Alternatively, Horsham Railway station is 8.1 miles north with faster, more frequent journeys.

Description

The premises comprise open plan storage / workshop accommodation with a solid concrete floor and double loading doors. The unit benefits from secure palisade fencing. There are shared WC facilities available on the estate.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Storage/Warehouse	1,438	133.59

Terms

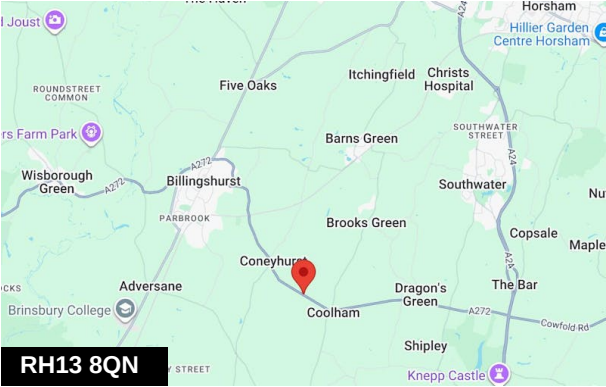
A new effectively full repairing and insuring lease is available upon terms to be agreed.

VAT

It is understood that VAT is applicable upon the terms quoted.

Legal Fees

Each party is to be responsible for their on legal fees.



Viewing & Further Information



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