



## STATION HOUSE, LITTLEHAVEN, HORSHAM, RH12 4QL

LEISURE / OFFICE / OTHER / TRADE COUNTER TO LET

2,228 SQ FT (206.99 SQ M)



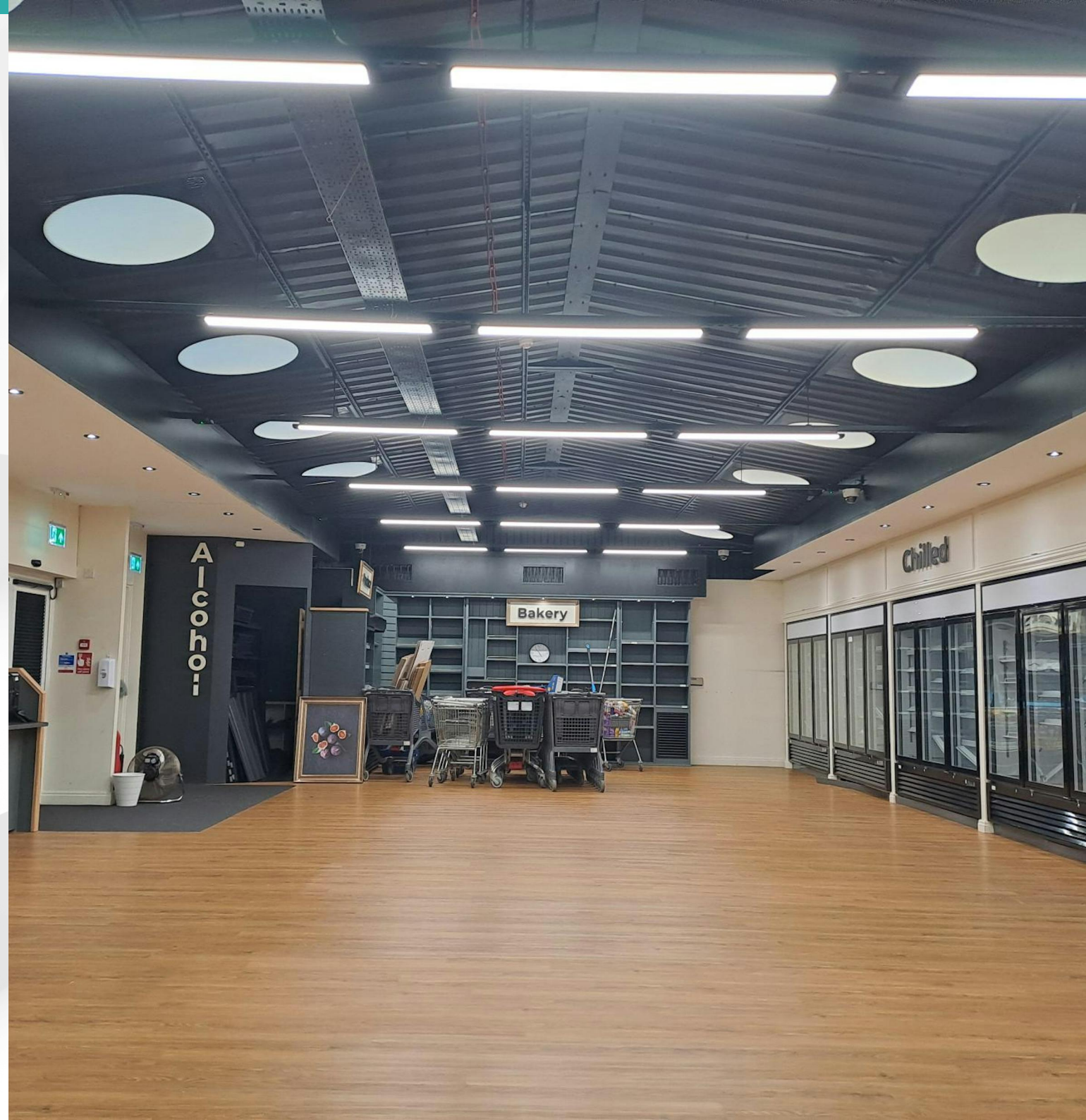


# Summary

Detached, self contained, single storey commercial unit to let - adjacent to Littlehaven Station

Available Size	2,228 sq ft
Rent	£25,000 per annum
Rates Payable	£4.36 per sq ft
Rateable Value	£17,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

- Detached brick outbuilding adjacent to unit
- Shed/garden to the rear of the building
- Further covered yard/outside storage
- Parking for circa 6 cars
- 3 phase electric
- Modern kitchen
- CCTV/ Broadband, emergency lighting
- Adjacent to Littlehaven Station and Church





# Location



**Station House Littlehaven,  
Station Road, Horsham, RH12  
4QL**

The property is situated on Rusper Road in the northern part of Horsham, enjoying a convenient position just a short walk from Littlehaven railway station. Horsham offers excellent transport links to London—typically under one hour by rail—and to the south coast. Horsham town centre is located approximately 2 km to the south-west, providing a wide range of shops, services, and employment opportunities. Access to the property is via Rusper Road, which connects directly to the A264 dual carriageway, offering easy links to Crawley, Gatwick Airport, and the M23 motorway. The location also benefits from strong public transport connections and close proximity to schools, healthcare, leisure, and shopping amenities within Horsham.







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# Further Details

## Description

A detached, single-storey commercial unit situated on a self-contained site of around 0.264 acres with a private gated driveway and parking for 5–6 cars. The property is presented in good modern condition and benefits from an excellent kitchen, single disabled WC, covered yard/goods-in area, and a separate brick store. Additional features include 3-phase power, CCTV, broadband connectivity, and emergency lighting. Conveniently located adjacent to Littlehaven train station and surrounded by residential and community uses, the property offers flexible accommodation suitable for a variety of purposes (subject to planning), including office, light industrial, leisure, café/retail, or community use.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Main building	2,228	206.99
<b>Total</b>	<b>2,228</b>	<b>206.99</b>

## Viewings

Strictly by appointment through the sole agent Vail Williams.

## Terms

The property is available by way of a new lease with terms to be negotiated and agreed.

## AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.







## Enquiries & Viewings



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[View on our website](#)