

TO LET

**WORKSHOP/INDUSTRIAL PREMISES
214.33 - 435.81 SQ M (2,307 - 4,691 SQ FT)**

Unit 4C & 4F Thornhill Court, Billingshurst Road, Coolham,
RH13 8QN



Summary

Available Size	2,307 to 4,691 sq ft
Rent	£7.50 per sq ft per annum exclusive
Business Rates	To be re-assessed. Further details upon application.
Service Charge	There shall be a service charge of £0.34 per square foot per annum exclusive for the upkeep and maintenance of the common parts of the estate. Further details upon application.
BER Rating	D (85)

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 approximately 12 miles to the south and Gatwick Airport approximately 20 miles to the north.

Description

The premises comprise a self-contained single storey workshop/industrial unit of timber frame construction with a pitched sheeted roof providing a max ridge height of 4.46 m and a min eaves height of 1.64 m. The units have recently undergone extensive refurbishment works to include spray foam insulation to walls and roof; a new level concrete floor; full re-wire and installation of kitchenette and toilet facilities to Unit 4F. The units are capable of being taken together or individually. There is a large door located in Unit 4C with a height of 2.71 m and a width of 3.08 m. The roller shutter door located in Unit 4F has a height of 2.68 m and a width of 2.68 m. The site is not considered suitable for Motor Trade Operators.

Specification

- Solid concrete floor
- Electric roller shutter door located in Unit 4F and large loading door in Unit 4C
- 3 phase electricity
- LED strip lighting and emergency lighting
- 2 x WC's in Unit 4F & a kitchenette being added
- On site parking

Accommodation

The premises have the following approximate gross internal floor areas:

Description	sq ft	sq m
Unit 4C	2,363	219.53
Unit 4F	2,307	214.33
Taken as a whole	4,691	435.81

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.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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