

TO LET

**WORKSHOP/STORAGE PREMISES
175.22 SQ M (1,886 SQ FT)
WITH AN ADDITIONAL 482 SQ FT AVAILABLE**

Unit 2C & The Office, Thornhill Court, Billingshurst Road,
Coolham, RH13 8QN



Summary

Available Size	1,886 to 2,368 sq ft
Rent	From £14,145 per annum exclusive. VAT is applicable
Business Rates	From April 2025 the unit has a Rateable Value of £10,250 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status
Service Charge	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
EPC Rating	C (75)

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

Premises comprise a self-contained workshop/storage unit benefiting from solid concrete floors a large opening door and LED lighting throughout.

Adjacent premises of approximately 44.78 sq m (482 sq ft) can be taken in conjunction and utilised as additional workshop/office space if required at an additional rent. Further details upon request.

Accommodation

The premises have the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	1,886	175.22

Lease

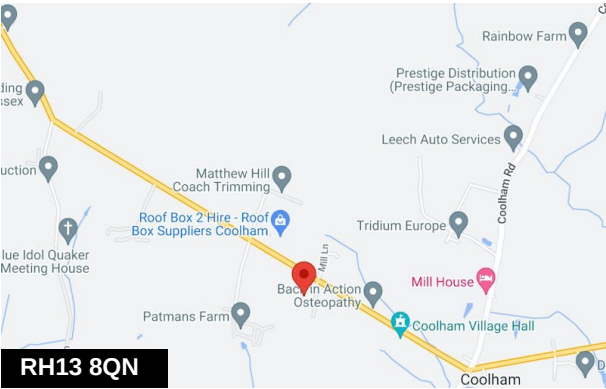
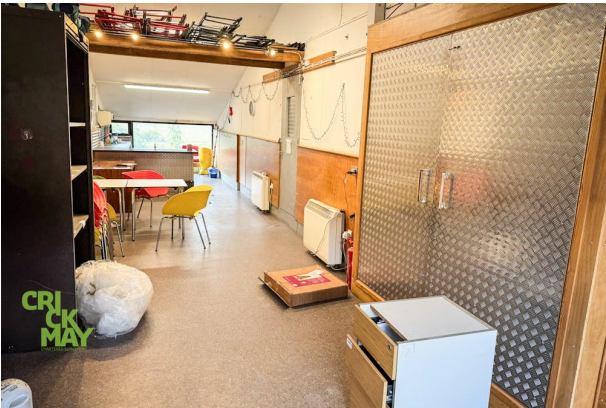
A new effectively full repairing and insuring lease is available on terms to be agreed. The rent shall be subject to annual RPI increases.

Buildings Insurance

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

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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