

TO LET

**OFFICES, WORKSHOP & STORAGE
AVAILABLE IN PART OR AS A WHOLE
CONSIDERED SUITABLE FOR A
VARIETY OF USES (STPP)**

37 Bishopric, Horsham, RH12 1QE



Summary

Available Size	504 to 4,561 sq ft
Rent	Rent on application
Business Rates	Rateable Value of £31,500 with a UBR of 49.9 p in £
EPC Rating	C (67)

Location

The property is located off The Bishopric, one of the main thoroughfares into Horsham town centre, providing easy access to the A264, A24, the A23 and beyond. The Bishopric is a busy area of the town, home to a number of retailers including Gwyn's Bakery, KFC and Collingwood Batchelor, along with a number of independent traders and office occupiers. The entrance to the John Lewis Partnership and Waitrose is circa 450 yards away, off Worthing Road.

Description

The property was formerly occupied by a textile business and more recently as a print works. It is approached from the Bishopric accessed via a private driveway, with parking for approximately 7 vehicles. Currently comprising three interconnecting buildings which are configured to provide a mixture of reception, office and workshop accommodation to the ground floor and an office at first floor level, the property is available as a whole or potentially in part. There is also an attached commercial block providing male and female WC's and a kitchen.

The accommodation is considered suitable for a wide variety of uses, subject to any necessary planning consent being required.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Southern Building - Ground Floor Workshop with roller shutter	1,390	129.14
Southern Building - First Floor Office	1,387	128.86
Link Building - Ground Floor Reception/Office	504	46.82
Northern Building - Ground Floor Workshop/Storage with 2 x double access doors	1,280	118.92
Total	4,561	423.74

Terms

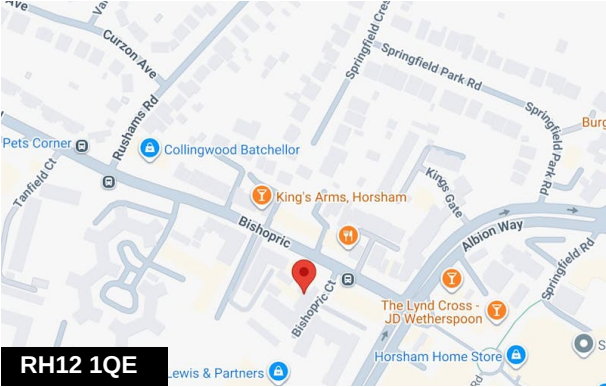
The property is available by way of a new lease(s) on terms to be agreed.

VAT

VAT will be payable on the terms quoted (to be confirmed).

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







Proposed First Floor Plan

A2	Scale	Date	Drawn	Checked
	1:100	23/01/25	-	-
Rev	Drawing Number			
A	2523 015			

