

**FROM 2,307 SQ FT UP TO 4,750 SQ FT
WORKSHOPS / STORAGE UNITS TO LET**

DIRECT ROAD ACCESS ONTO THE A272



**UNITS 4C & 4F THORNHILL COURT
BILLINGSHURST ROAD
COOLHAM
WEST SUSSEX
RH13 8QN**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Thornhill Court is located adjacent to the A272, approximately 2.5 miles to the south east of Billingshurst, which offers a good range of shopping facilities and a mainline railway station (London 1 hour approx.) The A24 dual carriageway with links to major road networks is located approx. 3.2 miles to the east. Horsham town centre via the A24 can be reached in approx. 15 minutes.

DIRECTIONS

From the east proceed west along the A272 from the Buck Barn Crossroads (A24 junction). Go straight over the staggered crossroads at Coolham and Thornhill Court is on the right-hand side of the road at the top of the hill after approx. ½ mile. Turn into the farm drive and proceed to the end where you will enter Thornhill Court. From the west, leave Billingshurst heading east on the A272. pass through the village of Coneyhurst and Thornhill Court is on the left-hand side at the top of the hill on the long straight.

DESCRIPTION

The property comprises two self-contained single-story workshops of timber frame construction under a pitched sheeted roof, the units provide a ridge height of 4.46m and eaves height of 1.64 m. The units which have recently undergone extensive refurbishment works include spray foam insulation to walls and roofs, smooth level concrete floors, full re-wiring and installation of a kitchenette and toilet facility to Unit 4F. The units can be rented individually or together.

ACCOMMODATION (Gross Internal Areas)

Unit 4c	2,363 sq ft (219.53 sq m)
Unit 4f	2,307 sq ft (214.33 sq m)
Total	4,750 sq ft (435.81 sq m)

SPECIFICATION

- Insulated walls and roofs
- Smooth level concrete floors
- Electric roller shutter loading doors
- 3 phase power supply
- LED strip lighting and emergency lighting
- Newly installed toilets and a kitchenette to Unit 4F
- Good on-site parking

TERMS

The units are available to rent individually or together upon a full repairing and insuring lease for a term to be agreed. Payable rents agreed will be subject to annual RPI increases. A rental deposit and references will be required. The lease will be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENTS

Unit 4c £17,722.50 + VAT per annum exclusive, payable quarterly in-advance.
Unit 4f £17,302.50 + VAT per annum exclusive, payable quarterly in-advance.

ANNUAL ESTATE SERVICE CHARGE

Unit 4c	£803.42 + VAT
Unit 4f	£784.38 + VAT

The charge covers fire alarm and security maintenance to common areas, supply of water to communal toilets and site kitchen, sewage emptying and maintenance, lighting to common parts, estate security (CCTV), vermin control, all mowing and site maintenance to pathways, parking areas and landscaping.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

Online records from GOV.UK indicate separate assessments for each unit.

Unit 4c Rateable Value £12,000 | Rates Payable £5,988.00

Unit 4f Rateable Value £11,750 | Rates Payable £5,863.25

Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

Both units have been assessed and graded a Band D (85) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

By appointment with joint sole letting agents Henry Adams Commercial and Crickmay Surveyors

CONTACTS

Henry Adams Commercial

Andrew Algar

01403 282 519

andrew.algar@henryadams.co.uk

Crickmay Surveyors

Daniel Lascelles

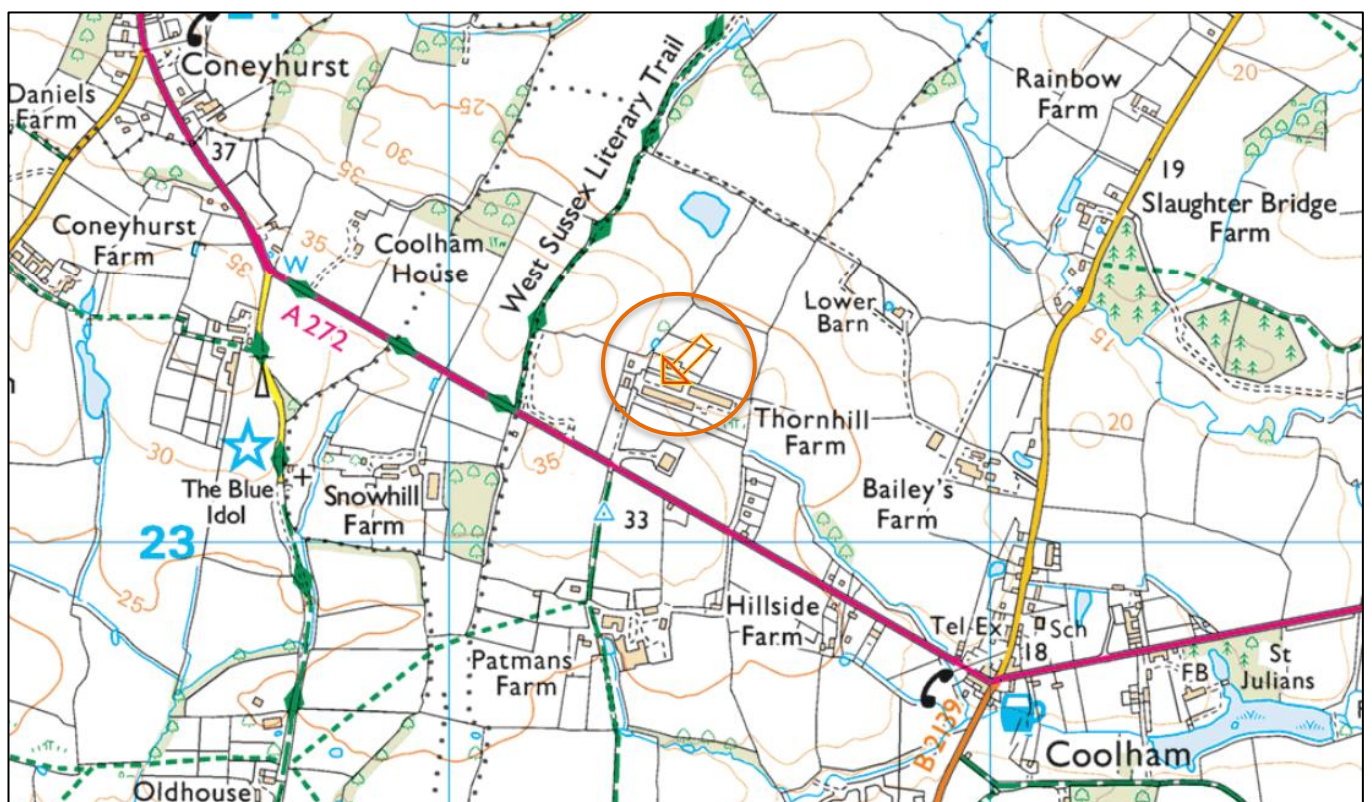
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LOCATION MAPS - NOT TO SCALE



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