

605 SQ FT (56.20 SQ M)
NEWLY REFURBISHED OFFICES TO LET
OTHER COMMERCIAL USES WITHIN CLASS E INVITED



GENEROUS ON-SITE PARKING AVAILABLE
UNIT 11 CRAYS COURT, CRAYS LANE
GOOSE GREEN
NEAR THAKEHAM
WEST SUSSEX
RH20 2GU

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

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

LOCATION

Crays Court is located in a rural West Sussex location, between the villages of Thakeham and Ashington, approximately 3.5 miles north of Storrington. The A24 dual carriageway with its links to the A272 and A27 is located approximately 2.3 miles to the east. Horsham and Worthing via the A24 can be reached in approximately 20 minutes. The nearest mainline railway station is situated in Pulborough (6.5 miles west) where there are frequent direct rail services to London terminals and south coast towns.

Crays Court is a well presented, multi-let office courtyard development, comprising four principal blocks within a peaceful rural setting. The estate entrance is located off Crays Lane at a midway point between Brambles Lane and Peacocks Lane.

DESCRIPTION

Newly refurbished offices with good on-site parking. The subject premises form part of a courtyard development, comprising offices and storage units within a peaceful setting. We understand BT fibre optic broadband is available, subject to the usual tariffs, interested parties are advised to speak to BT directly to verify connection costs and tariffs.

ACCOMMODATION

Net Internal Area 605 sq ft (56.20 sq m)

PROPERTY & SITE FEATURES

- Set within landscaped grounds
- Generous on-site parking
- Double glazed windows & doors
- Storage heating
- Kitchenette
- Male/female toilets

TERMS

The property is available to let upon an effective full repairing and insuring lease for a term to be agreed. A rental deposit and trade references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£10,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a monthly service charge payable to the Landlord for management of the estate and building repairs. The charge principally covers all external repairs and maintenance, buildings insurance, fire alarm and security maintenance, external window cleaning, office waste, supply of water to toilets and kitchen areas, sewage emptying and maintenance, lighting to common parts, estate security (CCTV), all mowing and gardening maintenance to pathways, parking areas and landscaping. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE RATING

The property has been assessed and graded a Band D (81) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including retail, offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The Business Rates are to be formally assessed by the Valuation Office Agency. Based upon similar sized offices within Crays Court, the Rateable Value to be assessed is likely to be set at £8,700. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £3,758.40. There is currently a 100% Small Business Rates Relief available on Rateable Values less than £12,000. Further details on request.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

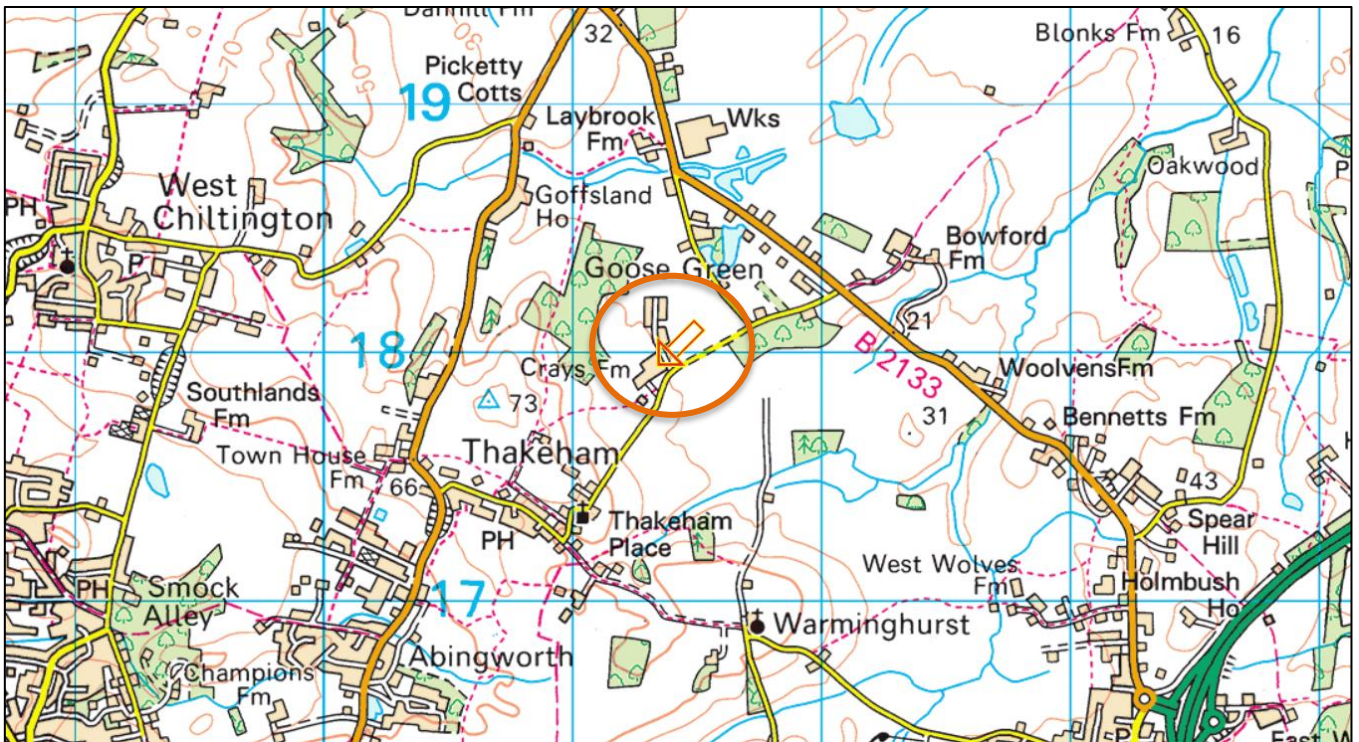
CONTACT

Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk





LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.