

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
Business Rates	Rateable Values: Unit 4C - £13,000 and Unit 4F - £12,750 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
Service Charge	There shall be a service charge of £0.35 per square foot per annum exclusive for the upkeep and maintenance of the common parts of the estate. Further details upon application.
EPC 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. Further works required by an ongoing occupier would be considered. 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 units are capable of being taken together or individually.

N.B. 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	Rent
Unit 4C	2,363	219.53	£7 /sq ft per annum exc
Unit 4F	2,307	214.33	£7 /sq ft per annum exc
Taken as a whole	4,691	435.81	£6.50 /sq ft per annum exc

Lease

A new effectively full repairing and insuring lease is available on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

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