

557 SQ FT (51.74 SQ M)

**WELL-PRESENTED RURAL OFFICES
WITH GOOD ON-SITE PARKING TO LET**

OTHER COMMERCIAL USES WITHIN CLASS E INVITED



100% SMALL BUSINESS RATES RELIEF AVAILABLE

**UNIT 6 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 three 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

Well-presented rural 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.

PROPERTY & SITE FEATURES

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

TERMS

The property is available to let upon an effective full repairing and insuring lease for a term to be agreed. A rental deposit will be required.

RENT

£9,600 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a monthly service charge of £225 + VAT 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.

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 advertised Rateable Value listed by GOV.UK is £8,800. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £3,801.60. There is a 100% Small Business Rates Relief available on the current assessment. 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 CERTIFICATE RATINGS

The property has been assessed and graded a Band D (88) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

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.