



**STORAGE UNIT, FEWHURST FARM, CONEYHURST ROAD, BILLINGSHURST,  
WEST SUSSEX, RH14 9DF**

- **WAREHOUSE/INDUSTRIAL UNIT**
- **TO LET ON FLEXIBLE TERMS**
- **1,448 SQ FT (134 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Billingshurst is situated centrally within the county of West Sussex at the junction of the A272 and the A29, approximately 8 miles to the southwest of Horsham, 20 miles to the north of Worthing and 23 miles to the northeast of Chichester.

The premises is located a couple of miles from Billingshurst on the A272 Coneyhurst Road on a farm estate.



## Description

The property comprises a single storey industrial unit of concrete frame construction under a pitched roof.

The unit benefits from the following amenities:

- Yard area for parking several vehicles
- Fluorescent lighting
- Concrete floor
- Electric roller shutter door
- Secure gated entrance to the farm

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Warehouse	134 m <sup>2</sup>	1,448 sq ft

## Terms

The premises are available to let upon flexible terms and for a term to be agreed with the tenant having an internal repairing and insuring responsibility only.

The Lease agreement is to exclude Sections 24 to 28 of the Landlord & Tenant Act 1954 Part II

## Rent

£12,300 per annum exclusive.

## Use

Our clients live close to the unit so will not consider any motor trade or particularly loud industrial uses. The unit is particularly suitable for storage.

## VAT

VAT is NOT chargeable on the terms quoted.

## EPC Rating

The building has an EPC rating of 83 (D). Certificate available upon request.

## Rates- Small Business Rates Relief

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £3,250  
UBR (2021/2022) 49.9 p in £

Small Business Rates Relief will apply for qualifying businesses.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.



**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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