



**The Studio, Church Lane, Church Lane Estate,
Plummers Plain, Nr Horsham, RH13 6LU**

**OFFICES / STUDIO PREMISES TO RENT WITH PARKING
36.06 SQ M (388 SQ FT)**



THE STUDIO, CHURCH LANE, CHURCH LANE ESTATE, PLUMMERS PLAIN, NR HORSHAM, RH13 6LU

Location

The Church Lane Estate is located on Church Lane and adjoins the B2115 Handcross Road. The Estate is located approximately 3 miles south east of Horsham and 2.5 miles from Handcross and the M23.

Description

The unit has the following features:

- Office / Workshop Space
- Carpeted Flooring
- UPVC windows
- Parking area
- WC and Kitchen facilities
- Electric heaters

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq M	Sq Ft
Room 1	15.59	168
Room 2	15.87	171
Kitchen	4.6	50
TOTAL	36.06	388

Terms

Available to let on a new internally repairing and insuring lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

Rent

£7,000 per annum exclusive.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £6,200 from 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT is applicable on the terms quoted

EPC Rating

An EPC has been ordered and will be available shortly.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

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