



UNIT 4 LOWER BARN, BROOKS GREEN ROAD, COOLHAM, WEST SUSSEX, RH13 8GR

- **WAREHOUSE/STORAGE UNIT TO LET ON FLEXIBLE TERMS**
- **1,235 SQ FT (114.80 m²)**
- **STRICTLY STORAGE USES ONLY**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Coolham is situated within the county of West Sussex located at the crossroads of the A272 and B2139 roads 2.8 miles (4.6 km) southeast of Billingshurst and 8.6 miles (13.8km) from Horsham.

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

Description

The unit forms part of the "Sussex Self Storage" complex.

The unit have the following amenities:

- Parking to the front of the unit.
- Attractive wood panelled loading doors
- Concrete floors
- CCTV monitored with flood lighting
- Loading door 3.6 m W x 3 m H.

Floor Areas

The units have the following approximate gross internal floor areas:

	Sq m	Sq ft
Unit 4	114.80 m ²	1,235 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

£10,500 per annum exclusive

Use

We understand the unit has a B8 (Storage) Use only.

VAT

VAT is NOT chargeable on the terms quoted.

EPC Rating

We understand that an EPC is not required as the building is not heated and there is not any personnel accommodation such as toilets, tea making facilities or workstations.

Business Rates

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

Rateable value: £7,300
UBR (2024/2025) 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.



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.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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