



TO LET

OFFICES 510 - 3,501 SQ FT (47.3 - 325.3 SQ M)

Units 1-4, Blackhouse Farm Industrial Estate, Blackhouse Road, Colgate, Horsham, West Sussex, RH13 6HS | [WHAT3WORDS////panels.permanent.thatched](https://www.what3words.com/panels.permanent.thatched)

TO LET - FROM £11,000 - £74,800 PER ANNUM

DESCRIPTION

Four self contained office buildings on a semi-rural estate providing modern open plan offices and meeting rooms over ground and first floors. The offices sit within a gated courtyard providing generous and secure parking.

Units available individually or combined.

LOCATION

Blackhouse Farm is located in the village of Colgate 4 miles north east of Horsham. It is accessed via Blackhouse road from the A264 and provides quick access to junction 11 of the A23 main road providing links to M23/M25 and the South.

The offices are 4 miles south of Crawley Town Centre. London Gatwick Airport is approximately 10 miles to the north.

ACCOMMODATION (NET INTERNAL AREA)

UNIT	FLOOR	SQ FT	SQ M	PARKING SPACES
Unit 1	Ground	629	58.4	4
Unit 2	Ground	887	80.5	5
Unit 3	Ground	510	47.3	3
Unit 4	Ground & 1st	1,475	137.1	8
Totals	-	3,501	325.3	20

AMENITIES

- Self contained units
- WC (not in Unit 1)
- Air conditioning
- Kitchen (not in Unit 1)
- Cat II lighting
- Electric heating
- Fibre broadband available
- Parking at 1:175

PRICE

UNIT	RENT	AVAILABILITY
Unit 1	£13,500	Under offer
Unit 2	£18,600	Available
Unit 3	£11,000	Under offer
Unit 4	£31,700	Available

Quoting rent £21.50psf per annum exclusive.

RATES

According to the valuation office agency website the premises have the following Rateable Values (2023 list):

- Unit 1- £6,500
- Unit 2- £7,300
- Unit 3- £7,300
- Unit 4- £12,750

Individual units qualify for small business rates relief. Interested parties should contact Horsham District Council for eligibility.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The properties have the following EPC ratings valid until 2028:

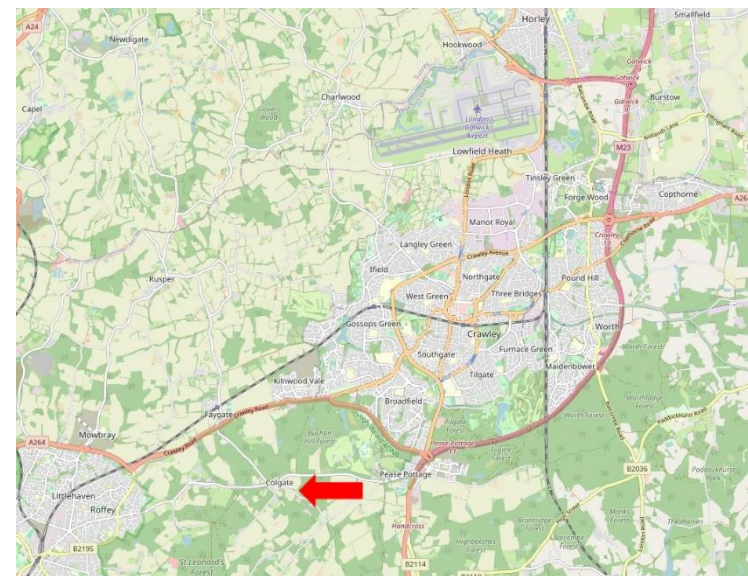
- Unit 1 – D81
- Unit 2 – D77
- Unit 3 – D80
- Unit 4 – D86

SERVICE CHARGE

Details on request.

VAT

TBC.



VIEWINGS – 01293 441300

James Clement

t: 07961 231286

e: jclement@shw.co.uk

Laura Miles

t: 07947 373275

e: lmiles@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



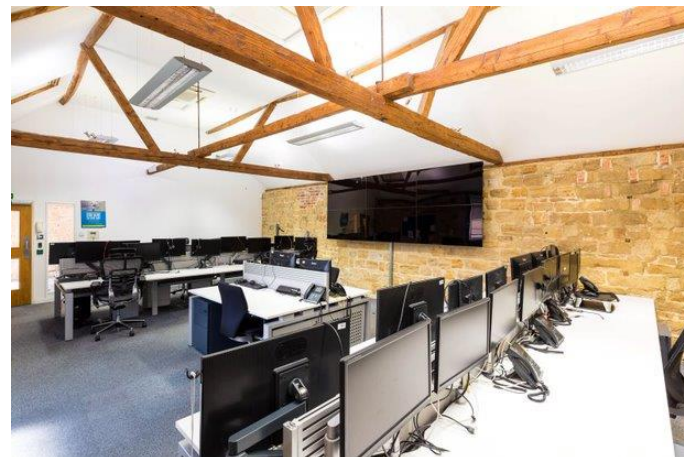
Instagram – SHW Property

**MAKING
PROPERTY
WORK**

TO LET - FROM £11,000 - £74,800 PER ANNUM



UNIT 1



UNIT 2



UNIT 3



UNIT 4

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