



## **LEECH'S YARD, COOLHAM ROAD, COOLHAM, HORSHAM, WEST SUSSEX, RH13 8GT**

- **SECURE FENCED YARD TO LET**
- **0.23 HECTARES (0.58 ACRES)**
- **25,219 SQ FT (2,343 SQ M)**
- **LOCATED ON THE A272 & CLOSE TO A24**

**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 yard is located at a rural business complex with proximity to the A272 Coneyhurst Road.

For exact location use the What 3 Words link below:  
<https://what3words.com/publisher.proves.tens>

## Description

This secure self contained fenced yard has the following amenities.

- Gated entrance with perimeter fencing in part and hedge borders.
- Close proximity to the A272.
- Excellent access for heavy vehicles
- Access between the hours of 7 am until 6 pm.

## Site Areas

The site will have the following approximate area once the fencing has been installed:

	Sq m	Sq ft
<b>Yard Space</b>	<b>2,343 m<sup>2</sup></b>	<b>25,219 Sq Ft</b>

## Lease Terms

A new lease is available on flexible terms to be agreed. The lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

## Rent

£2.50 per sq ft.

(i.e £63,000 per annum exclusive of rates.)

## Business Rates

To be re-assessed once the site has been completed. Interested parties are advised to make their own enquiries of the local rating authority to verify this information.

## Services

We informed that there are on site water and mains drains, and an electricity supply. Interested parties are advised to carryout their own survey investigations prior to occupation.

## Planning

We have been informed that the site can be used for B8 storage use.

## VAT

VAT is chargeable on the terms quoted.

## Legal Costs

Each part is to be responsible for their own legal fees.

## EPC

Not applicable.



### AML Regulations

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 being relied upon to complete the transaction.



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 SOLE AGENTS**

**TIM SHEPHERD**  
01403333921 or 07921056072  
tshepherd@colyercommercial.co.uk

