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37 Bishopric, Horsham RH12 1QE

TO LET: ON THE INSTRUCTIONS OF HORSHAM DISTRICT COUNCIL - OFFICES, WORKSHOP & STORAGE
(AVAILABLE IN PART OR AS A WHOLE) 504 SQ FT (47 M2) - 4,490 SQ FT (417 M2)

LOCATION

Horsham is an affluent market town offering an excellent living and working environment. It is one of the largest towns in West Sussex having a population of approximately 47,000 with a catchment area of approximately 250,000 inhabitants, . The town's bus station is nearby, the mainline railway station within walking distance and the town benefits from good road links, with easy access to the A24 (via A281), A264 and A23 (M23).

The property is located off Bishopric (A281), one of the main thoroughfares into Horsham town centre which is in a few minutes walk. Bishopric is a busy area of the town, home to a number of retailers including Gwyn's Bakery , KFC and Collingwood Batchelor, along with a number of independent traders and office occupiers. The entrance to John Lewis Partnership and Waitrose is circa 450 yards away, off Worthing Road.

Description

The property was formerly occupied by a textile business and more recently as a print works. It is approached from the Bishopric accessed via a private driveway, with parking for approximately 7 vehicles. Currently comprising three interconnecting buildings which are configured to provide a mixture of reception, office and workshop accommodation to the ground floor and an office at first floor level, the property is available as a whole or in part. There is also an attached commercial block providing male and female WCs and a kitchen.

Key Features

- Pre-let opportunity/opportunities
- To be modernised/refurbished
- Available in whole or part

Accommodation

The premises are considered suitable for a wide variety of uses (subject to planning consent, if required).

A programme of refurbishment and modernisation is planned and early engagement could potentially lead to influence over the scope of specification and internal configuration.

The accommodation comprises the following approximate gross internal floor areas:-

Southern Building - Ground Floor Workshop with roller shutter -

1,390 sq ft (129.13 m²)

Southern Building - First Floor Office - 1,387 sq ft (128.86 m²)

Link Building - Ground Floor Reception/Office - 504 sq ft (46.82 m²)

Northern Building - Ground Floor Workshop/Storage with 2 x double access doors - 1,280 sq ft (118.92 m²)

TOTAL - 4,490 sq ft (417.13 m²)

Terms

The property is available by way of a new lease(s) on terms to be agreed. Further details on application.

Rent

Rent(s) on application.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating C - 67



Business Rates

Rateable Value: £31,500

Rates Payable: £15,718.50 (2025/26)

Interested parties are advised to contact Horsham District Council
Tel: 01403 215100 or www.horsham.gov.uk to verify this
information.

VAT

VAT will be payable (to be confirmed).

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH
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