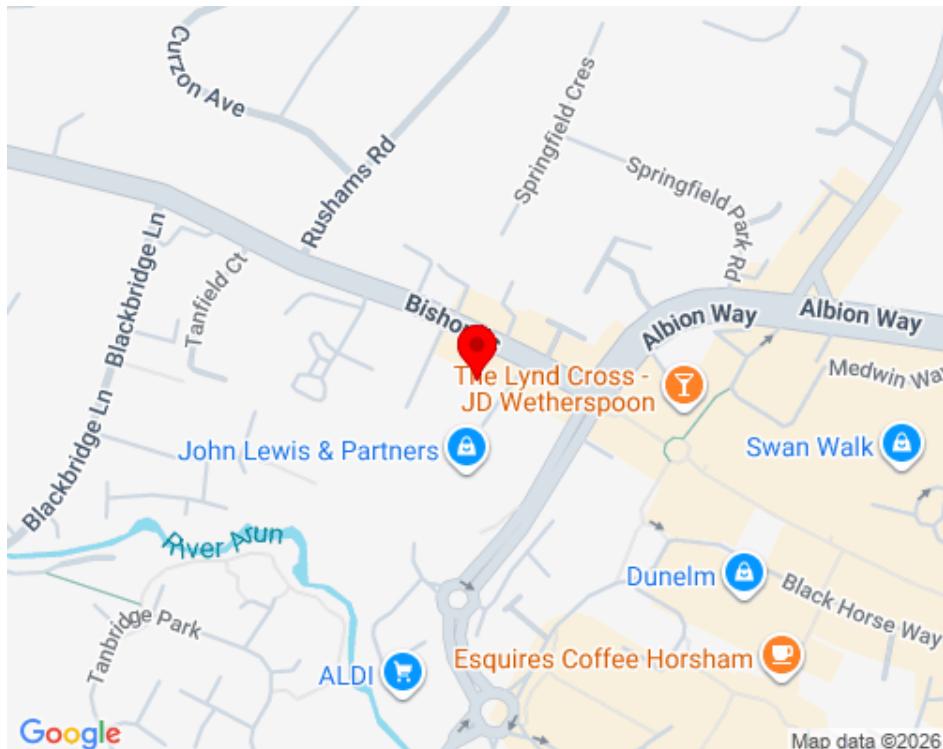




37 Bishopric, Horsham RH12 1QE

TO LET: ON THE INSTRUCTIONS OF HORSHAM DISTRICT COUNCIL - OFFICES, WORKSHOP & STORAGE  
(AVAILABLE IN PART OR AS A WHOLE)

# LOCATION



The property is located off The Bishopric, one of the main thoroughfares into Horsham town centre, providing easy access to the A264, A24, the A23 and beyond. The 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 the 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 potentially in part. There is also an attached commercial block providing male and female WC's and a kitchen.

The accommodation is considered suitable for a wide variety of uses, subject to any necessary planning consent being required.

## Accommodation

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

**Southern Building - Ground Floor Workshop with roller shutter - 1,390 sq ft (129.14 sq m)**

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

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

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

**TOTAL - 4,161 sq ft (423.74 sq m)**

## 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](http://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

Via prior appointment through joint Agents Graves Jenkins & Crickmay

### **David Bessant (Graves Jenkins)**

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### **Stephen Oliver (Graves Jenkins)**

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GET IN TOUCH  
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