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37 Bishopric, Horsham, RH12 1QE

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.

## Key Features:

- Suitable for a wide variety of commercial or light industrial uses (STP), with roller shutter access, multiple entry points and adaptable internal layouts.
- Accessed via a private drive with on-site parking for approximately 7 vehicles, enhancing convenience for staff, clients, and deliveries.
- Totalling approx. 4,161 sq ft across three interlinked buildings, offering a blend of workshops, storage areas, offices and reception space.

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor Southern Building: 129.14 sq m (1,390 sq ft)

First Floor Southern Building: 128.86 sq m (1,387 sq ft)

Ground Floor Link Building: 46.82 sq m (504 sq ft)

Ground Floor Northern Building: 118.92 sq m (1,280 sq ft)

**Total:** 423.74 sq m (4,561 sq ft)

## Rent:

On Application

## Business Rates:

Rateable Value: £31500

Rates Payable: £15718.5 per annum

## VAT:

VAT is To be confirmed

## Legal Fees:

Each party to bear their own costs







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