

**584 SQ FT (54.3 SQ M)**  
**FIRST FLOOR OFFICE SUITE TO LET**  
**100% SMALL BUSINESS RATES RELIEF AVAILABLE**



**UNIT 10 COPHALL FARM BUSINESS PARK**  
**EFFINGHAM ROAD**  
**COPTHORNE**  
**WEST SUSSEX**  
**RH10 3HZ**

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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

Cophall Farm Business Park is located on Effingham Road, 1.6 miles north of Copthorne Village and 6 miles from Crawley town centre where Crawley rail station provides services to London Victoria and London Bridge. Gatwick Airport is situated 5.2 miles west of Cophall Farm Business Park and J10 of the M23 is just 2.7 miles to the west.

## DESCRIPTION

Unit 10 Cophall Farm Business Park is a first-floor office space within a two storey, multi-let building, the subject offices are self-contained with its own WC facility.

## ACCOMMODATION (NET INTERNAL AREA)

First Floor      584 sq ft (54.3 sq m)

## PROPERTY FEATURES

- Air-conditioned
- Excellent natural light
- uPVC windows and doors
- WC facility
- Cat II lighting
- On-site parking

## TERMS

The offices are available to let upon a Landlord provided estate lease for a term to be agreed. A deposit equivalent to three months' rent will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act Part II (as amended).

## RENT

£8,750.00 + VAT per annum exclusive, payable quarterly in-advance.

## BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £7,500. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £3,240. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Tandridge District Council to verify the above and to enquire as to the entitlement for rates relief or alternatively, this information is available on-line through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## ENERGY PERFORMANCE CERTIFICATE

An EPC assessor has been appointed to assess the property's energy efficient rating; the results will be made available shortly.

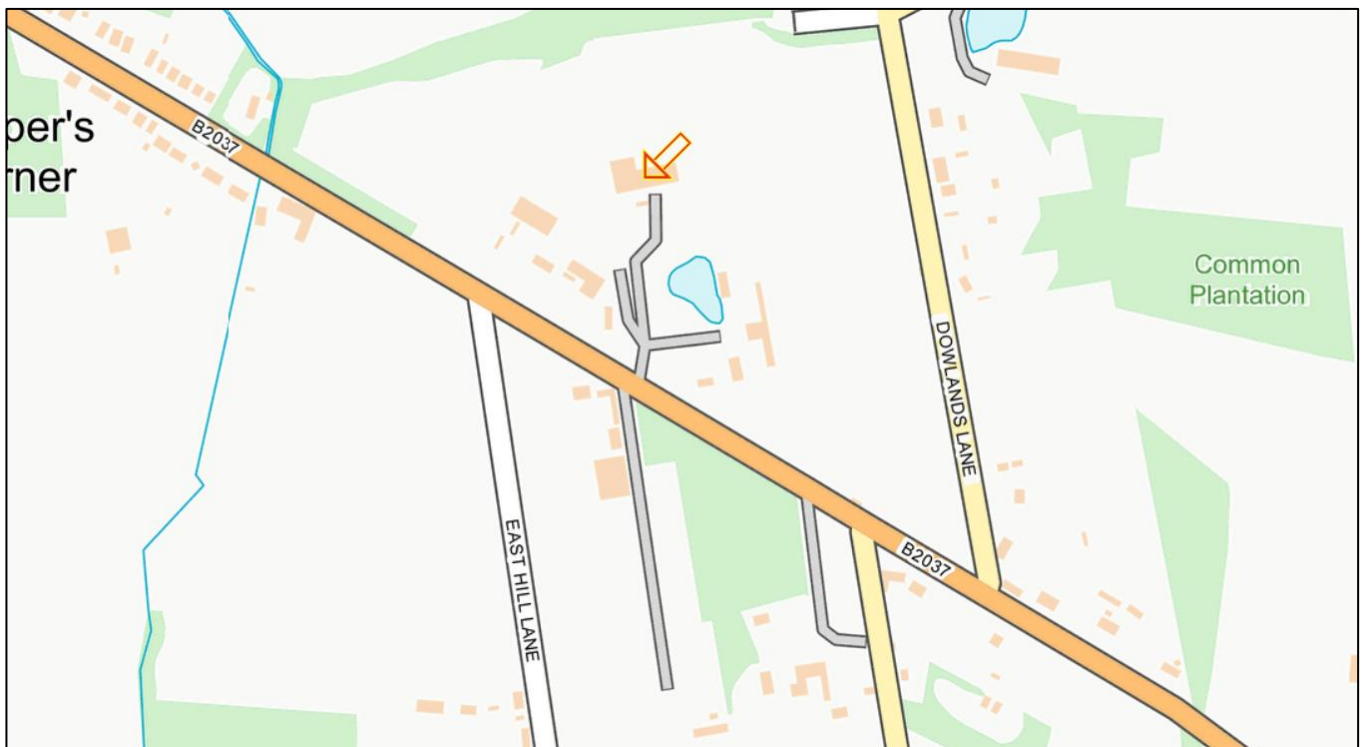
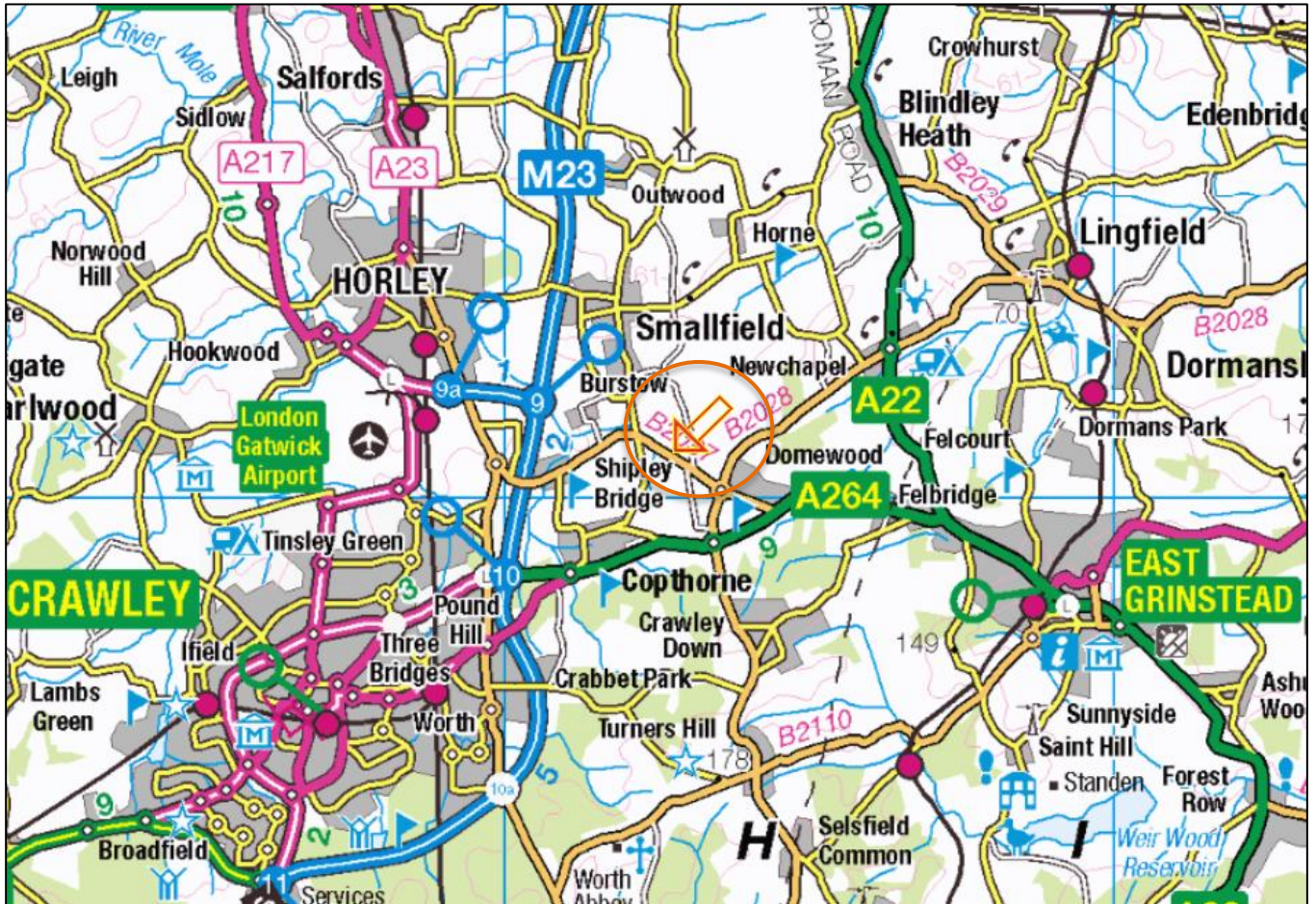
## VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

## CONTACT

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## LOCATION MAPS - NOT TO SCALE



**Agent's Notice** – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.