



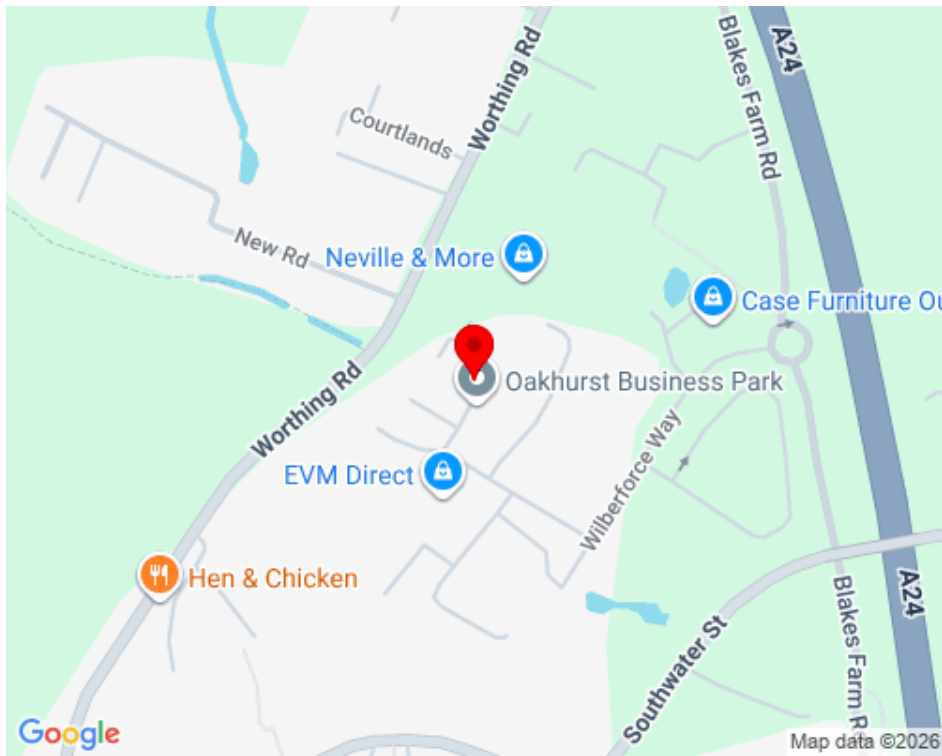
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PROPERTY PEOPLE

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Unit 2 Oakhurst Business Park, Southwater, RH13 9RT
MODERN INDUSTRIAL/WAREHOUSE UNIT

LOCATION



The property is situated on the Oakhurst Business Park which is strategically located adjacent to the A24, approximately 3 miles south west of Horsham town centre. Road links to the A29 & A272 are readily accessible and provide easy access to Junction 11 of M23 and Junction 9 of the M25. Gatwick Airport is approximately 12 miles to the north east.

Oakhurst Business Park is a circa 30 acre Estate park developed in phases over several years to accommodate a range of commercial business occupiers.

Description:

A modern industrial/warehouse unit with the benefit of ground floor office/reception and first floor office situated on the popular and readily accessible Oakhurst Business Park, just off the A24 to the south east of Horsham.

The extensive racking currently in-situ and a forklift are available to purchase by separate negotiation. Further details 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.

Key Features:

- Modern unit on popular Business Park
- New lease - flexible terms
- Electric roller shutter door
- 12 car spaces plus loading bay
- Existing racking & forklift available by separate negotiation

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor SQFT SQM Ground Floor 3,633 337.52 First Floor 627 58.25 Total 4,260 395.77

Rent:

£64,000 per annum

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Service Charge:

A nominal service charge will be payable as a contribution towards the general upkeep and maintenance of the Business Park. Further details upon application.

Business Rates:

Rateable Value: £43500

Rates Payable: £18792 per annum

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

VAT:

VAT is Applicable

Legal Fees:

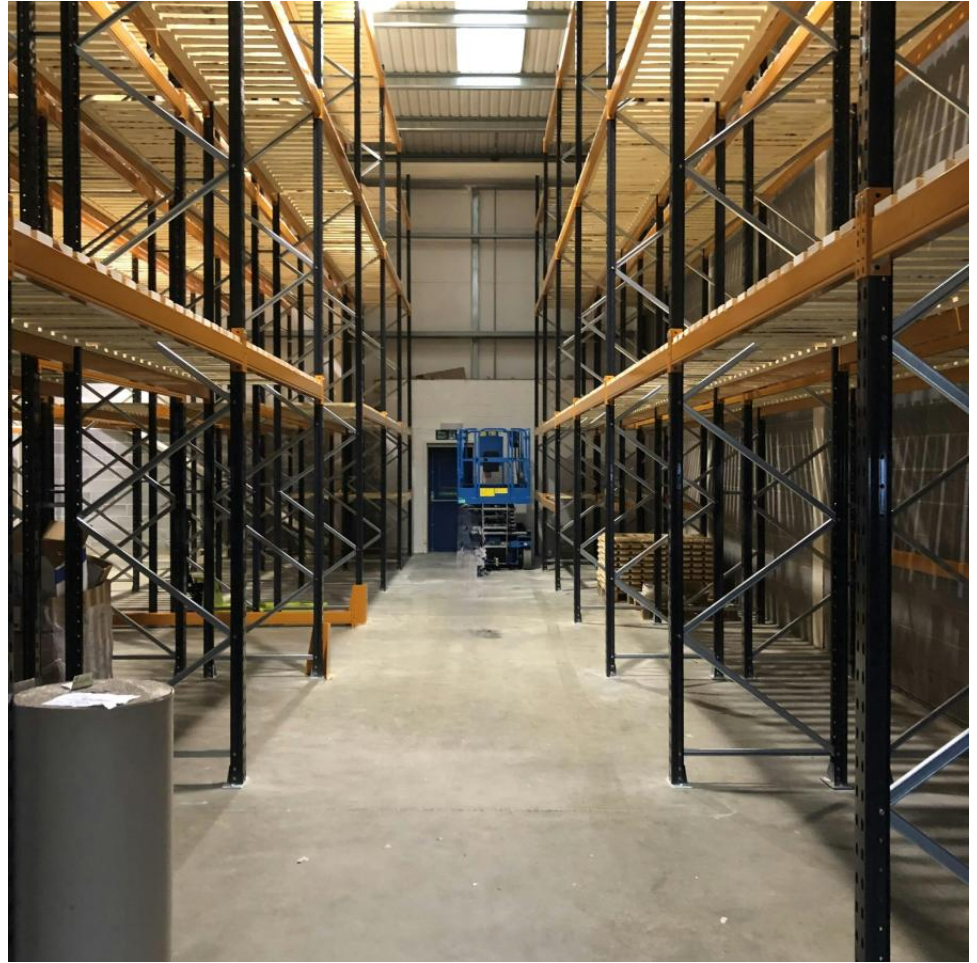
Each party to bear their own costs

Anti Money Laundering:

Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.









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