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PROPERTY PEOPLE

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Unit 17 Oakhurst Business Park, Southwater, RH13 9RT
GROUND & FIRST FLOOR OFFICES

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 30 acre park developed in phases over several years to accommodate a range of commercial business occupiers.

Description:

On the instructions of Horsham District Council

A modern two storey semi-detached office building with designated parking (No. TBC) situated on the readily accessible Oakhurst Business Park just off the A24 to the south east of Horsham.

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:

- New lease
- Self-contained flexible offices
- 6 car parking spaces
- Located on popular Business Park

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Office	63158.62	Ground Floor Offices	73268.00	Total	1,363126.62
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Rent:

£30,000 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: £20250

Rates Payable: £8748 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:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors

are instructed.







GET IN TOUCH
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