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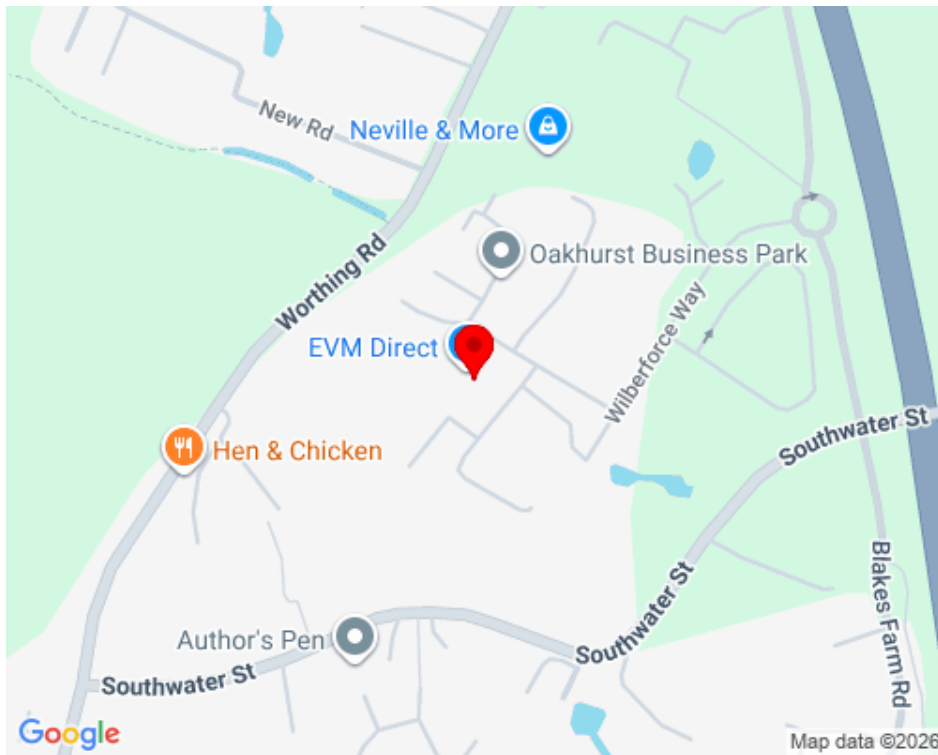
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Unit 28 Oakhurst Business Park, Horsham, RH13 9RT

NEW BUSINESS UNIT (B1/B8 USE)

LOCATION



The property is situated on the Oakhurst Business Park (Phase 4) 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 mid terrace business unit providing clear span warehouse accommodation, with an entrance lobby with disabled WC, metal staircase to a small mezzanine.

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.

Planning

The unit benefits from Class B1 (now Class E)) and Class B8 (Warehouse) use - DC/17/1023. The unit also benefits from planning consent to extend/install mezzanine floors subject to Building Regulation approval.

Currently there are hours of use restrictions:
Monday - Friday: 07.00 - 21.00 hours; Saturday: 07.00 - 18.00 hours and not at all on Sundays and Public Holidays.

Further details on application.

Key Features:

- Communal charging point
- Sectional overhead loading door
- 3 phase electric supply
- Minimum eaves height 6.5m

- 10% triple glazed roof lights
- 20kN m2 floor loadings

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround
Floor1,249116.04Mezzanine26424.53Total1,513140.57

Rent:

£24,400 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: £21000

Rates Payable: £9072 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 tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



GET IN TOUCH
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