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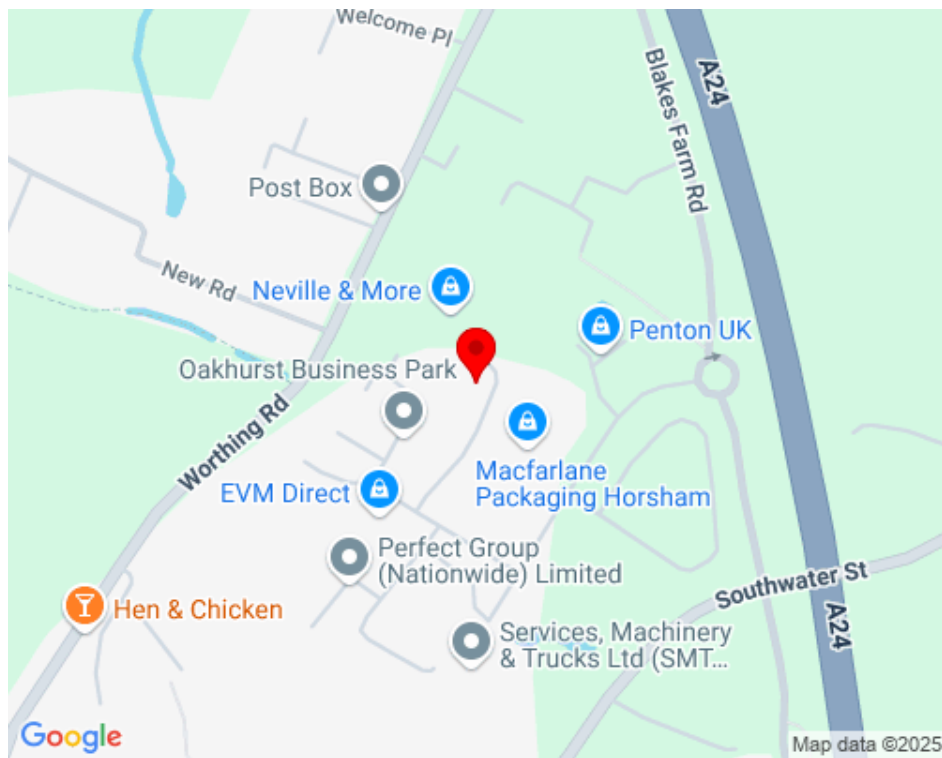
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Unit 22 Oakhurst Business Park, Southwater, RH13 9RT

NEW BUSINESS UNIT (B1/B8 USE) - 973 SQ FT (90.4 M2)

LOCATION



The Phase 4 development is situated on 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 businesses from multi-national organisations such as the National Headquarters of the RSPCA and Neville & Moore Ltd, Volvo and Fire Risk UK Limited and more regional and local occupiers.

Description

On the instructions of Horsham District Council

One of 8 new business units forming part of Oakhurst Phase 4 and located on a popular and established Business Park just off the A24 to the south west of Horsham town centre.

A prominent end of terrace newly completed business unit capable of internal fitting to suit individual tenants occupational requirements, to include a mezzanine floor, if required.

Key Features

- New unit on established Business Park
- Immediately available on a new lease
- Small business rates relief available

Accommodation

The approximate gross internal floor area is 973 sq ft (90.4 m2).

Amenities

- Communal charging point
- Sectional overhead loading door
- Minimum eaves height - 6ms
- 10% triple glazed roof lights
- 20kN m2 floor loadings

Terms

Available on a new full repairing and insuring lease.

Rent

£15,575 per annum exclusive.

Planning

The unit benefits from Class B1 (Business) and Class B8 (Warehouse) use - DC/17/1023. The unit also benefits from planning consent to extend/install mezzanine floor subject to Building Regulation approval. Further details on application. N.B. There are hours of use restrictions.

Service Charge

A modest service charge will be payable towards the upkeep of the Estate. Further information on application.

Business Rates

Rateable Value: £10,250

Rates Payable: £5,114.75 (2021/22)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or www.horsham.gov.uk.



VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





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