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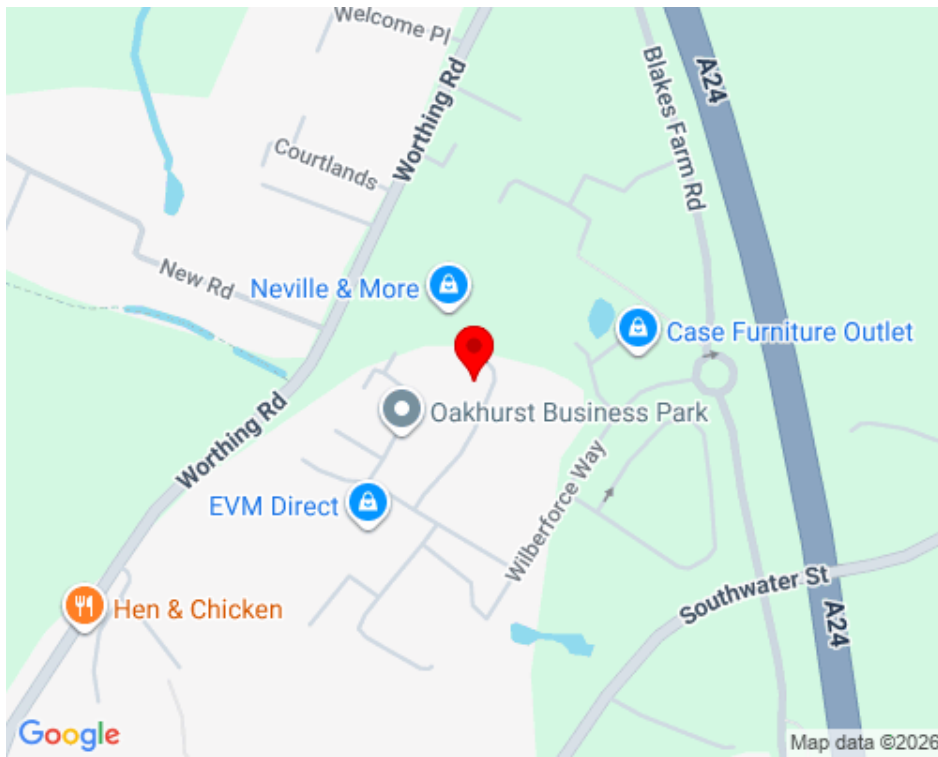
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Unit 1 Oakhurst Business Park, Wilberforce Way, Southwater,
RH13 9RT

MODERN INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD

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 businesses from multi-national organisations such as the National Headquarters of the RSPCA and Nursing & Hygiene, Volvo and Fire & Risk UK Limited, to local companies.

Description

On the instructions of Horsham District Council

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

Key Features

- Modern unit on popular Business Park
- Gated, secure yard
- 2 electric roller shutter doors
- 14 parking spaces & ample loading area

Accommodation

The gross internal floor area is as follows:

Ground Floor

Warehouse: 5,916 sq ft (549.61 m²)

Offices: 1,910 sq ft (177.44 m²)

First Floor

Offices: 1,940 sq ft (180.23 m²)

Total: 9,766 sq ft (907.28 m²)

Amenities

- Self-contained site
- 8m eaves height
- 3 phase power
- 2 ground level loading doors
- 14 parking spaces

Lease

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

Rent

£122,000 per annum exclusive

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.

EPC

Rating C - 64

Business Rates

Rateable Value: £12,250

Rates Payable: £6,112.75 (2021/22)



VAT

Rateable Value: £74,500

Rates Payable: £38,144 (2021/2020)

Interested parties should verify these figures with Horsham District Council Rates Department on 01403 215100 or www.horsham.gov.uk

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.





GET IN TOUCH
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