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Axis 24 Business Park, Southwater, RH13 9RT  
INDUSTRIAL DEVELOPMENT

# LOCATION



The scheme is located on the A24 dual carriageway providing swift access north to the M23 / M25 network and south to Worthing and the South Coast conurbation.

## Description:

Axis 24 is a best in class industrial and logistics development, situated in a prominent location at the front of the established Oakhurst Business Park in Southwater.

Detailed planning consent has been granted for the speculative development of 7 high quality industrial / distribution units, suitable for B2 (general industrial) and B8 (storage and distribution) uses. The secure gated site has units ranging in size from 3,221 up to 44,432 sq ft, with yards up to 40m and dedicated office space.

Buildings will target a BREEAM "Excellent" certification and an EPC A+ rating.

## Key Features:

- Dock and level access loading doors
- Allocated parking and loading
- 50kN/m<sup>2</sup> floor loading
- Electric vehicle charging points

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQMB	Basement	120	10,698	993.88	Basement	
	110	16,935	1573.31	Basement	130	9,683	899.58	
	Basement	140	3,221	299.24	Basement	210	8,664	804.91
	Basement	220	9,030	838.91	Basement	330	44,432	4127.87
	Total	102,663	9537.70					

## Rent:

On Application







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