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Axis 24 Business Park, Southwater, West Sussex RH13 9RT  
TO LET: INDUSTRIAL DEVELOPMENT - 3,221SQ FT - 44,432 SQ FT

# LOCATION



Axis 24 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.

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.

## Accommodation

### Unit 110

Warehouse: 12,565 sq ft (1,165 m2)  
First Floor Office: 4,370 sq ft (406 m2)  
**Total GEA: 16,935 sq ft (1,573 m2)**

### Unit 120

Warehouse: 8,568 sq ft (796 m2)  
First Floor Office: 2,130 sq ft (198 m2)  
**Total GEA: 10,698 sq ft (994 m2)**

### Unit 130

Warehouse: 7,553 sq ft (702 m2)  
First Floor Office: 2,130 sq ft (198 m2)  
**Total GEA: 9,683 sq ft (900 m2)**

### Unit 140

**Total GEA: 3,221 sq ft (299 m2)**

### Unit 210

Warehouse: 6,339 sq ft (589 m2)  
First Floor Office: 2,325 sq ft (216 m2)  
**Total GEA: 8,664 sq ft (805 m2)**

### Unit 220

Warehouse: 6,716 sq ft (624 m2)  
First Floor Office: 2,314 sq ft (216 m2)  
**Total GEA: 9,030 sq ft (839 m2)**

### Unit 300

Warehouse: 38,841 sq ft (3,608 m2)  
First Floor Office: 5,591 sq ft (519 m2)  
**Total GEA: 44,432 sq ft (4,127 m2)**

**TOTAL: 102,663 sq ft (9,537 m2)**

**Site Area: 6.30 Acres (2.54 Hectares)**









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