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Unit 9 Oakhurst Business Park, Southwater, RH13 9RT  
INDUSTRIAL/WAREHOUSE UNIT

# LOCATION



## Description:

On the instructions of Horsham District Council A modern industrial/warehouse unit with the benefit of an office/reception and a substantial mezzanine floor situated on the readily accessible Oakhurst Business Park just off the A24 to the south east of Horsham.

## Key Features:

- New lease available on flexible terms
- 3 designated car parking spaces
- Roller shutter door and three phase electricity
- Substantial Mezzanine (580 sq ft)

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor Warehouse: 62.25 sq m (670 sq ft)

Ground Floor Office/Reception: 11.61 sq m (125 sq ft)

Mezzanine: 53.88 sq m (580 sq ft)

**Total:** 127.74 sq m (1,375 sq ft)

## Rent:

£17,800 per annum

## 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: £12000

Rates Payable: £5988 per annum

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs









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