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PROPERTY PEOPLE

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

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 commercial business occupiers.

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.

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.

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:

Name/Floor	SQFT	SQM	Ground Floor Warehouse	67062.25	Ground Floor	
Office/Reception	12511.61	Mezzanine	58053.88	Total	1,375127.74	

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.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD