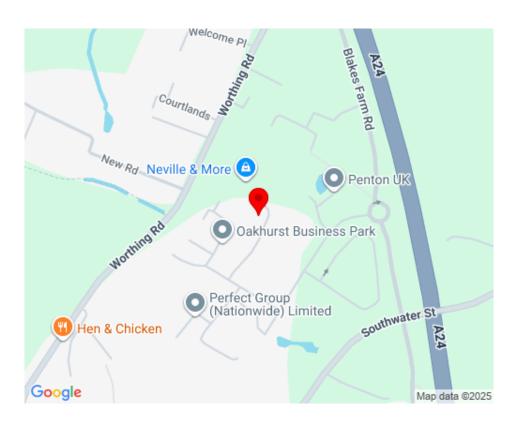






LOCATION



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.

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 gross internal floor area is as follows:

Ground Floor

Office/reception: 125 sq ft (11.61 sq m) Warehouse: 670 sq ft (62.25 sq m)

Total: 795 sq ft (73.89 sq m)

Mezzanine: 580 sq ft (53.88 sq m)

External

3 designated car park spaces plus loading

Lease

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

Rent

£17,800 per annum exclusive

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.

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.

FPC

To be provided.

Business Rates

Rateable Value: £12,000

Rates Payable: £5,988 (2025/26)

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 to verify this information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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