

AXIS 24

Oakhurst Business Park
Southwater
RH13 9RT

IPIFY

GRAFTONGATE

A proposed speculative
development of 7 units
from 3,221 up to 44,432 Sq Ft

A BEST IN CLASS & INDUSTRY-LEADING DEVELOPMENT

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.

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.

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.

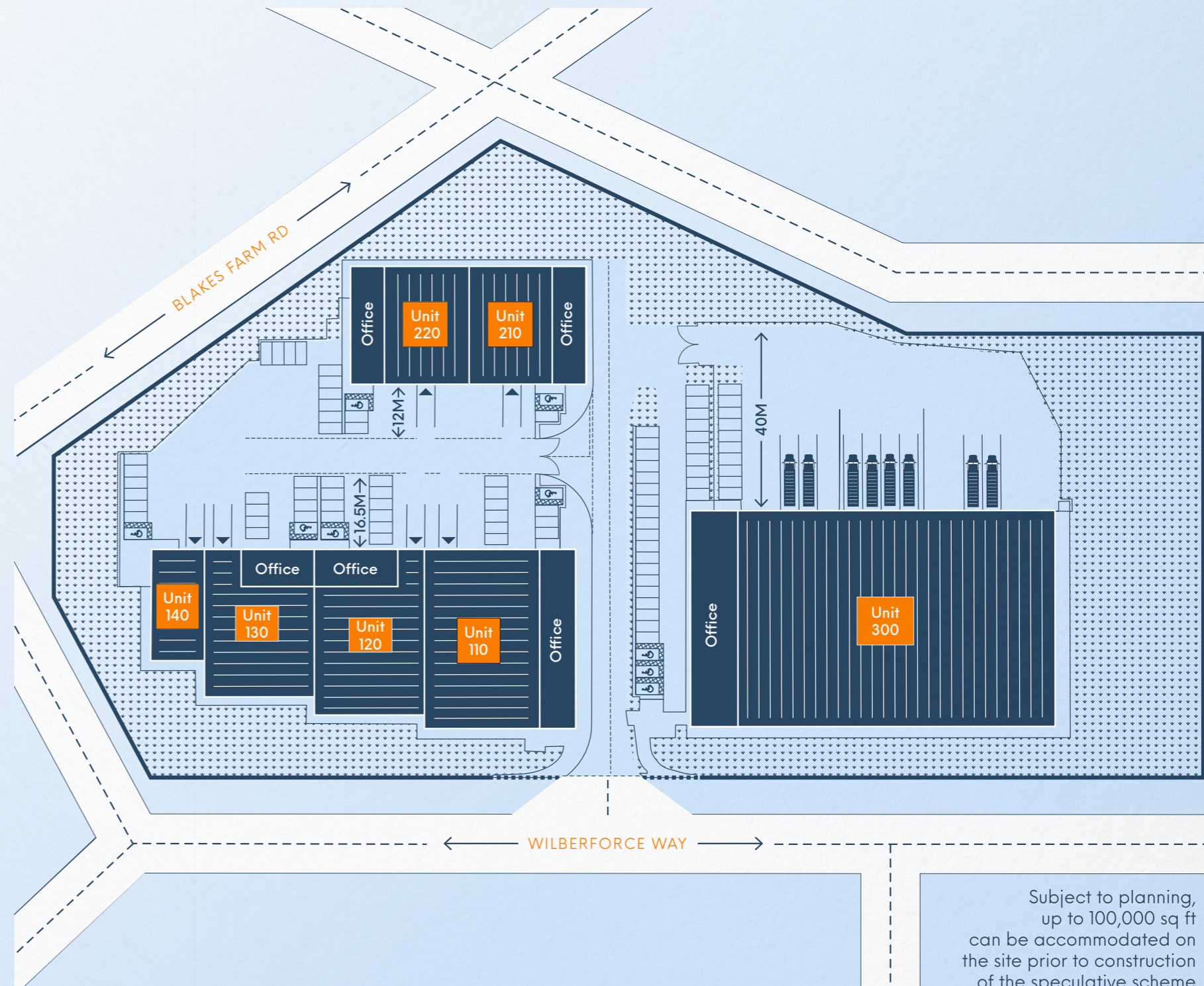


ACHIEVING THE HIGHEST IN INDUSTRY STANDARDS



Site Accommodation	Unit Sq Ft	Unit Sq M	Level Doors	Dock Doors	Parking Spaces	Power kVA	Haunch Height	Yard Depth	Floor Loading
Unit 110			1	0	14	74	8m	16.5m	50kN/m2
Warehouse	12,565	1,165							
First Floor Office	4,370	406							
Total GEA	16,935	1,573							
Unit 120			1	0	10	65	8m	16.5m	50kN/m2
Warehouse	8,568	796							
First Floor Office	2,130	198							
Total GEA	10,698	994							
Unit 130			1	0	9	65	8m	16.5m	50kN/m2
Warehouse	7,553	702							
First Floor Office	2,130	198							
Total GEA	9,683	900							
Unit 140			1	0	4	36	8m	16.5m	50kN/m2
Total GEA	3,221	299							
Unit 210			1	0	9	47	7m	12m	50kN/m2
Warehouse	6,339	589							
First Floor Office	2,325	216							
Total GEA	8,664	805							
Unit 220			1	0	6	34	7m	12m	50kN/m2
Warehouse	6,716	624							
First Floor Office	2,314	216							
Total GEA	9,030	839							
Unit 300			4	4	42	159	10m	40m	50kN/m2
Warehouse	38,841	3,608							
First Floor Office	5,591	519							
Total GEA	44,432	4,127							
Total	102,663	9,537							

Site Area 6.30 Acres (2.54 Hectares)



Subject to planning, up to 100,000 sq ft can be accommodated on the site prior to construction of the speculative scheme

ADVANCING POSITIVE IMPACT & SUSTAINABLE FUTURES



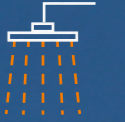
Dock and level access loading doors



Allocated parking and loading



50kN/m2 floor loading



Showers and accessible toilets



Electric vehicle charging points



Daylight dimming



Target EPC A+



PV panels



Quality air conditioned offices



Air source heat pumps



BREEAM target "Excellent"



Unit 300 - secure yard



A STRATEGIC LOCATION ADJACENT TO THE A24

Located within the Gatwick Diamond, a business-friendly environment providing opportunities for business growth

Close proximity to major population centres such as Brighton and London

High quality of life - access to a range of recreational and cultural activities, as well as good schools and healthcare facilities

4,137,192 people reached within a 1 hour drive

16.8% of the local population work in wholesale trade

7% of the local population work in manufacturing

6.7% of the local population work in Transport and storage

4% of the local population work in Process Plants as Machine Operatives

Large & diverse labour pool

630,019 people reached within a 30 minute drive

NEVILLE & MORE

PENTON UK

CASE FURNITURE

MACFARLANE PACKAGING

SOLAR DYNAMICS

OAKHURST PHASE 4

PERFECT GROUP

BLUELEAF CARE

AXIS 24

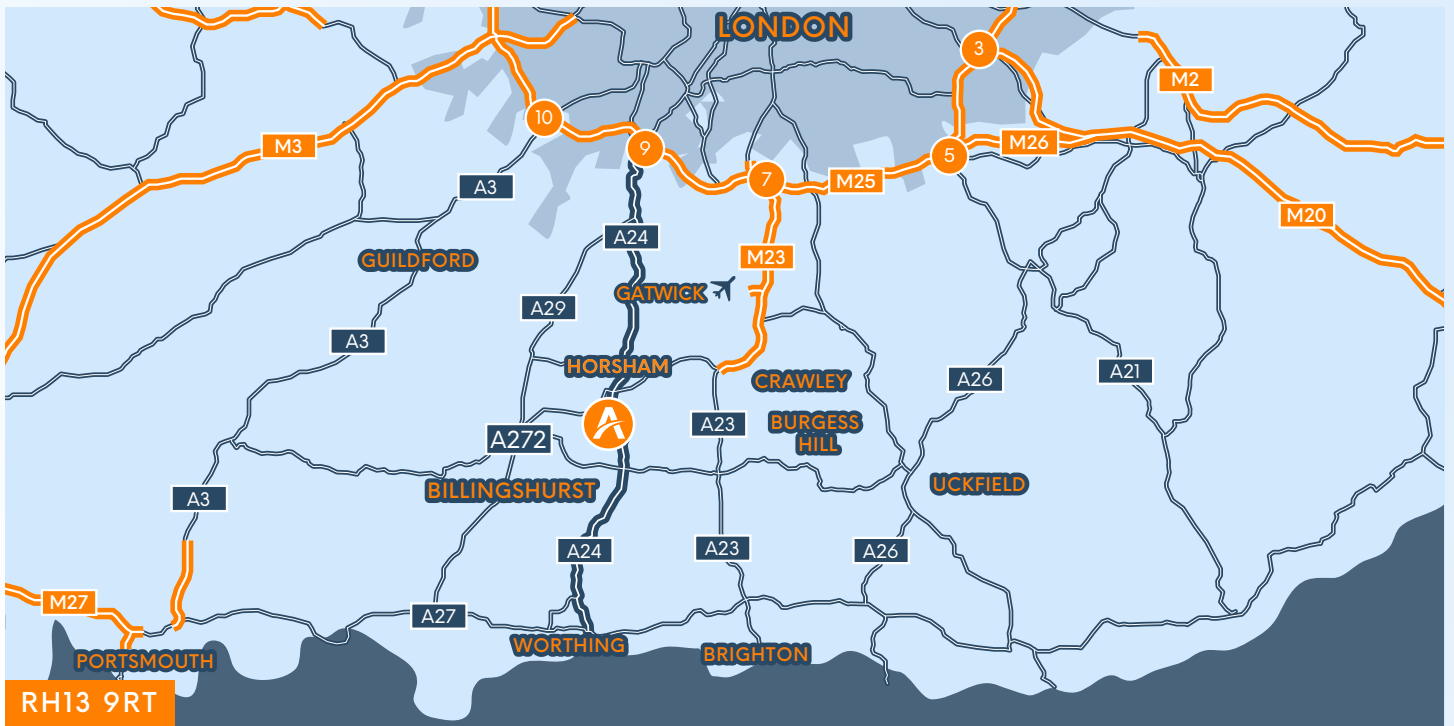
A24

Source:
www.investgatwickdiamond.co.uk
www.nomisweb.co.uk

ACCESSING LOCAL & REGIONAL MARKETS

DESTINATION	MILES	DRIVE TIME
Horsham town centre	3	8
Horsham Railway Station	3	8
M23 (J11)	11	15
Crawley town centre	11	16
Mid Sussex (Burgess Hill)	15	23
Worthing (A27)	16	23
London Gatwick Airport	20	24
M25 (J7)	25	29
London Heathrow Airport	46	59

Source: Google Maps



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.

FURTHER INFORMATION



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