

Southwater24

Horsham RH13 9YT

- > 7 new industrial/warehouse units
- > 8,325 - 33,940 sq ft
- > Planning Submitted

For sale/
To let

A development by:

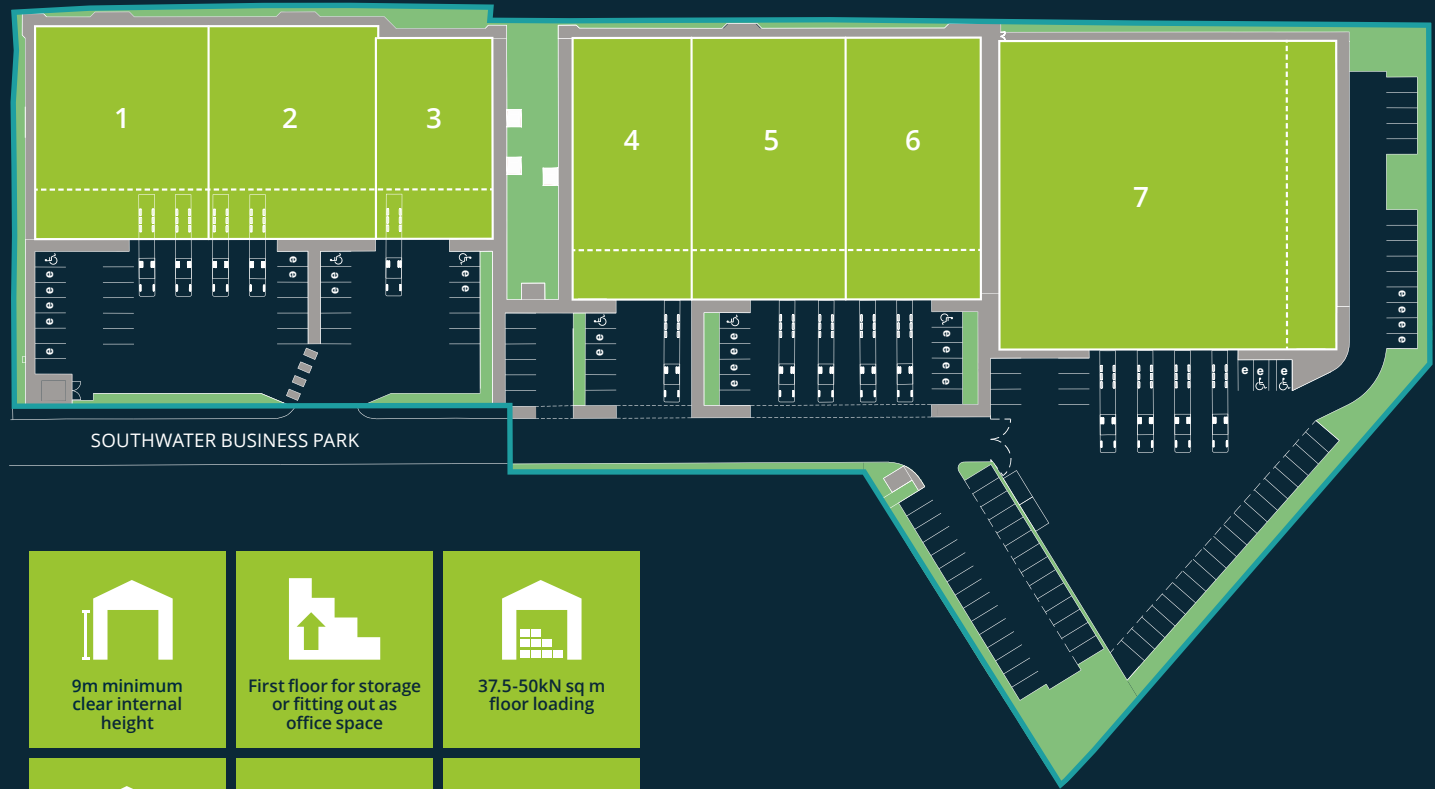
Chancerygate 

Coming soon

Location

Strategically located on the A24 dual carriageway, linking major Sussex towns to the M23 & M25.

Positioned within Southwater Country Park with local amenities within walking distance.



General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

Accommodation

All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	10,045	2,410	12,455
2	10,395	2,495	12,890
3	6,635	1,690	8,325
4	8,775	1,710	10,485
5	11,355	2,215	13,570
6	9,980	1,950	11,930
7	29,270	4,670	33,940

- 9m minimum clear internal height
- First floor for storage or fitting out as office space
- 37.5-50kN sq m floor loading
- 17-50m yard depths
- Ability to combine units
- Generous parking facilities
- Lift Units 1, 2, 5, 6 & 7
- Landscaped environment
- 12 year collateral warranty available
- Bicycle storage
- Electric car charging points
- Photovoltaic panels

Planning Use

Planning submitted for E(g)(iii), B2 and B8.

Terms

Available on a freehold or leasehold basis.

Southwater24



Green Credentials

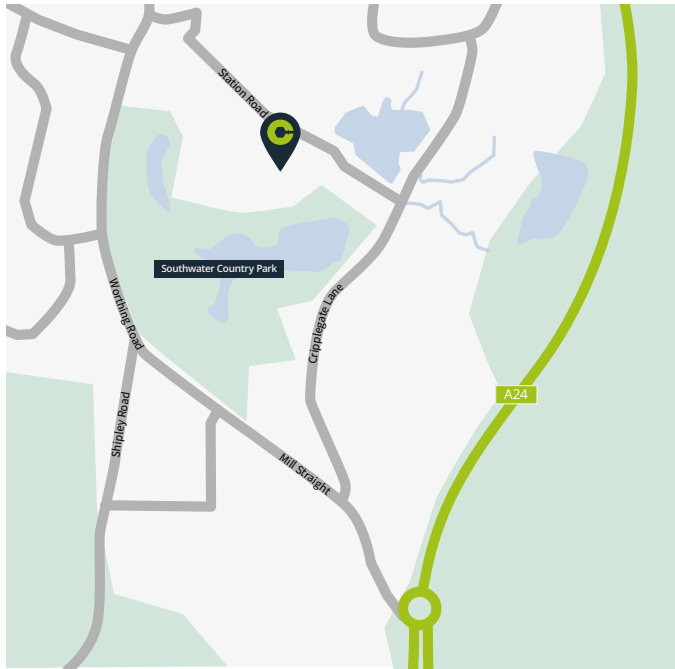


Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Active and passive electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Very Good'
- Targeting EPC A rating
- Internal and external secure cycle parking

Southwater24



southwater24.co.uk

Travel Distances

🚗 Road:

A24	1.5 miles
M23 (J11)	10 miles
A27	14 miles
M25 (J9)	23 miles
M27 (J12)	44 miles
Horsham	3 miles
Crawley	12 miles
Worthing	16 miles
Brighton	19 miles
London	43 miles

✈️ Airport:

Gatwick	20 miles
Heathrow	43 miles

🚆 Rail:

Horsham Train Station	4 miles
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🚢 Port:

Portsmouth	45 miles
Southampton	63 miles
DP World London Gateway	65 miles
Dover	97 miles

Southwater,
Horsham, RH13 9YT

coherent.darts.august

More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2024.

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