



**UNIT A, OAKHURST BUSINESS PARK, HORSHAM, RH13 9RT**

**DETACHED INDUSTRIAL UNIT WITH SUBSTANTIAL SECURE YARD - TO LET  
24,000 SQ FT**



# Further Details

## Description

The property, constructed in 2020, comprises a modern, detached Grade A industrial and Warehouse Building. The property benefits from the following:

- 9m Eaves
- Three Phase Power
- Two x roller shutter doors (5m x 5m)
- Secure Yard of approximately of 20,000 sq ft
- Approximately 25 car parking spaces
- Air-Conditioned Offices (not tested)
- Attractive Reception Area

## Accommodation

The accommodation comprises the following areas:

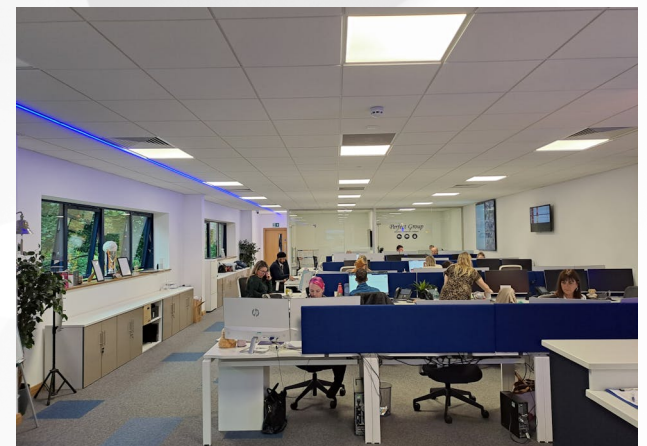
Name	sq ft
Ground - Warehouse and Breakout Area	21,500
1st - Office	2,500
<b>Total</b>	<b>24,000</b>

## Terms

The property is available to let a new full repairing and insuring lease for a term to be agreed. Rent available upon application.

## VAT

The property is elected for VAT and will be charged on terms quoted.

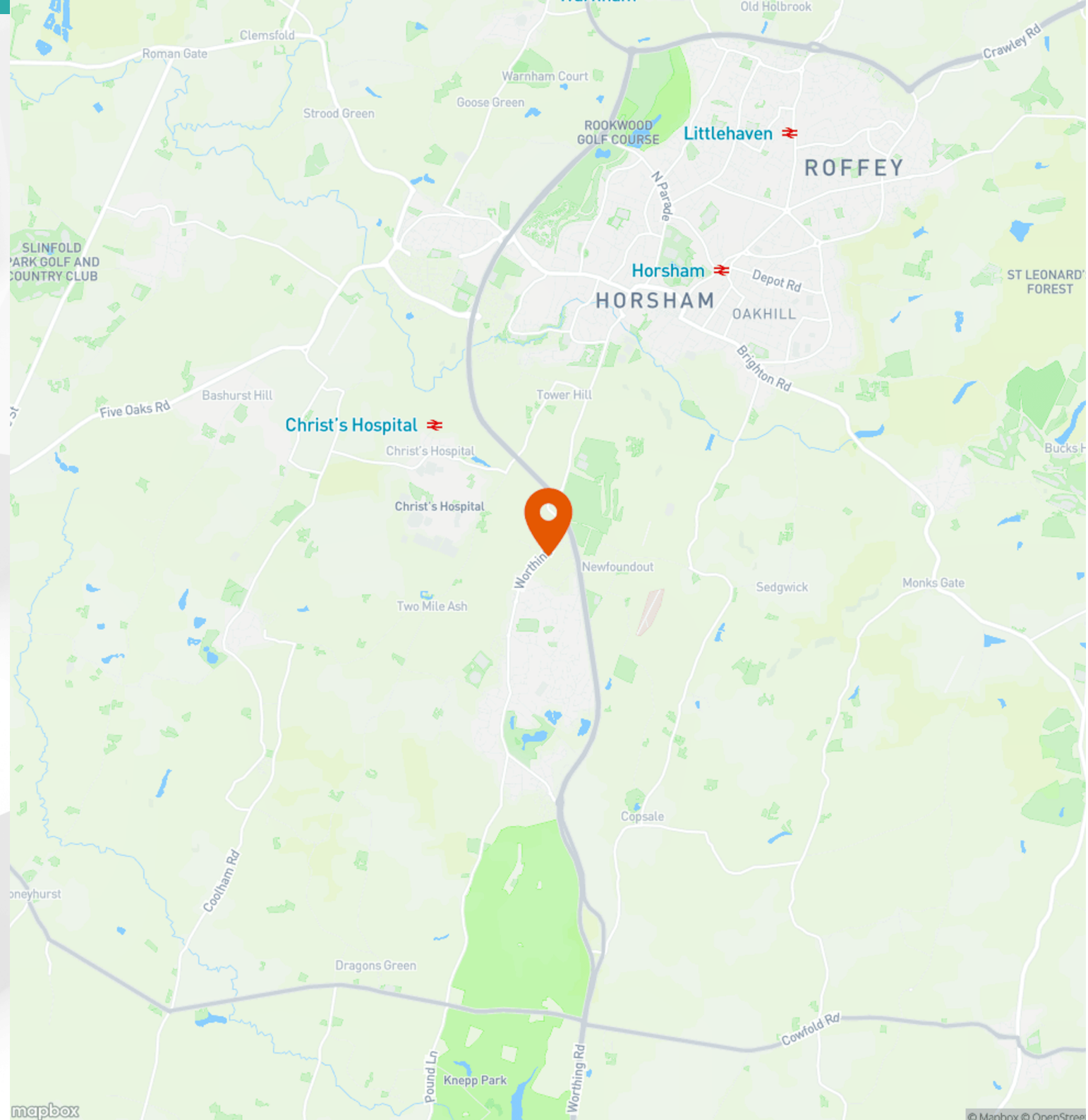


# Location



**Unit A, Oakhurst Business  
Park, Wilberforce Way,  
Horsham, RH13 9RT**

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.





## Enquiries & Viewings



**Steve Berrett**

sberrett@vailwilliams.com

07780 324 996

01293 612600



**Mikael Goldsmith**

mgoldsmith@vailwilliams.com

07435 829 861

