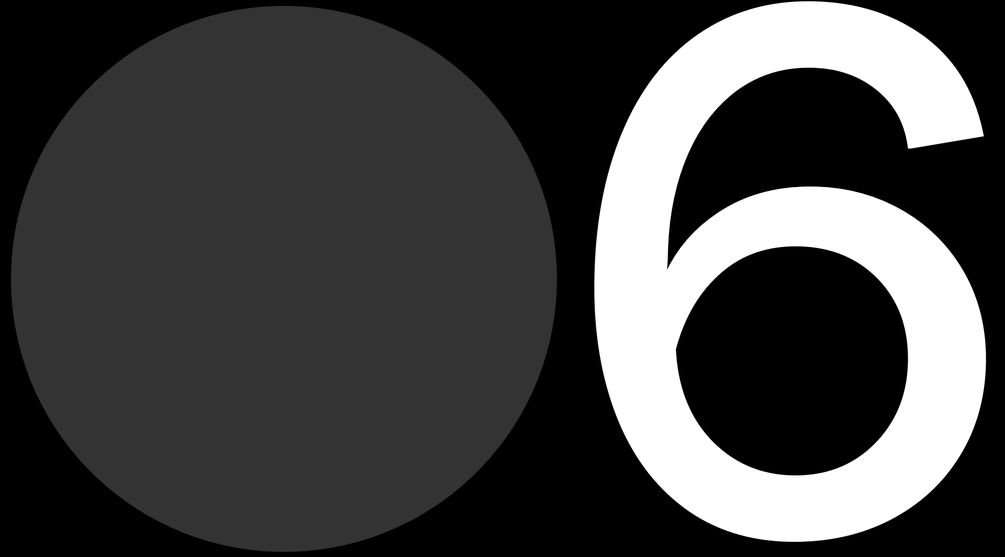
modal

TO LET • 1.25 ACRES
9,439 SQ FT INDUSTRIAL UNIT

Modal 6
Horsham



OAKHURST BUSINESS PARK · WILBERFORCE WAY · HORSHAM · RH13 9RT

1.25 acre secure depot facility

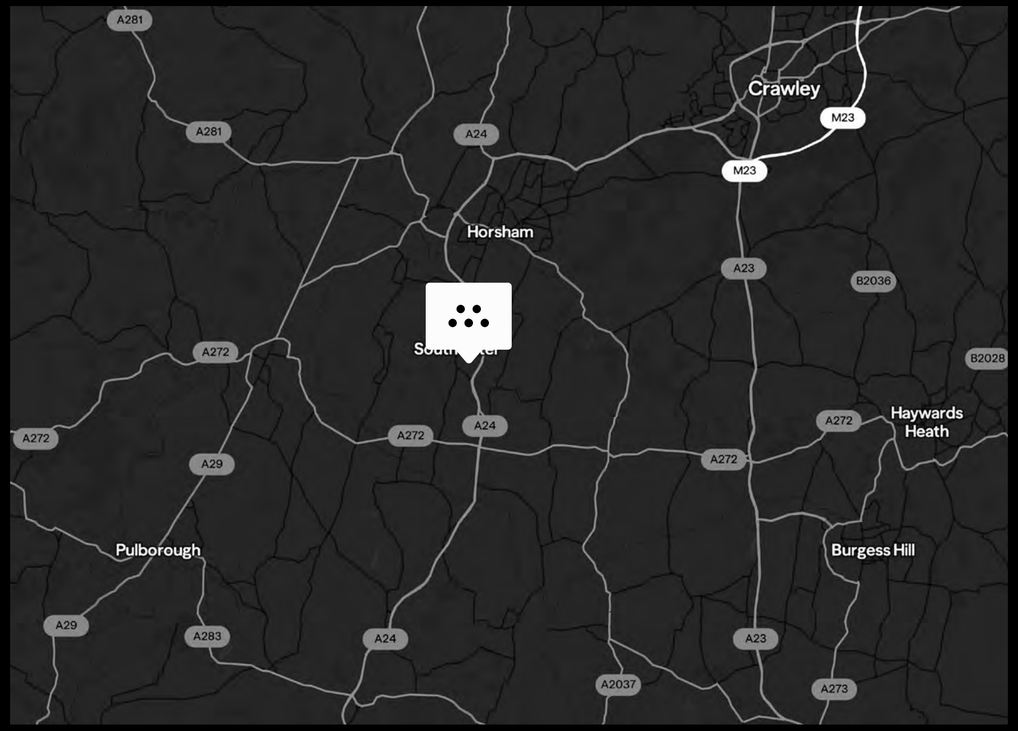
- Modern Warehouse
- Low Site Cover facility of 17%
- Well Established Estate
- Secure Yard
- Concrete Surfaced
- Only 15 miles from Gatwick Airport
- Well Located Directly off the A24



Location

Located in the well established Oakhurst Business Park, just off the A24.

Wilberforce Way forms part of Oakhurst Business Park, Southwater, approximately 3 miles south-west of Horsham town centre. The site is immediately adjacent to the A24, which is the key strategic north/south trunk road for the location. The positioning offers excellent ability to service Gatwick Airport, Sussex and the wider South East.

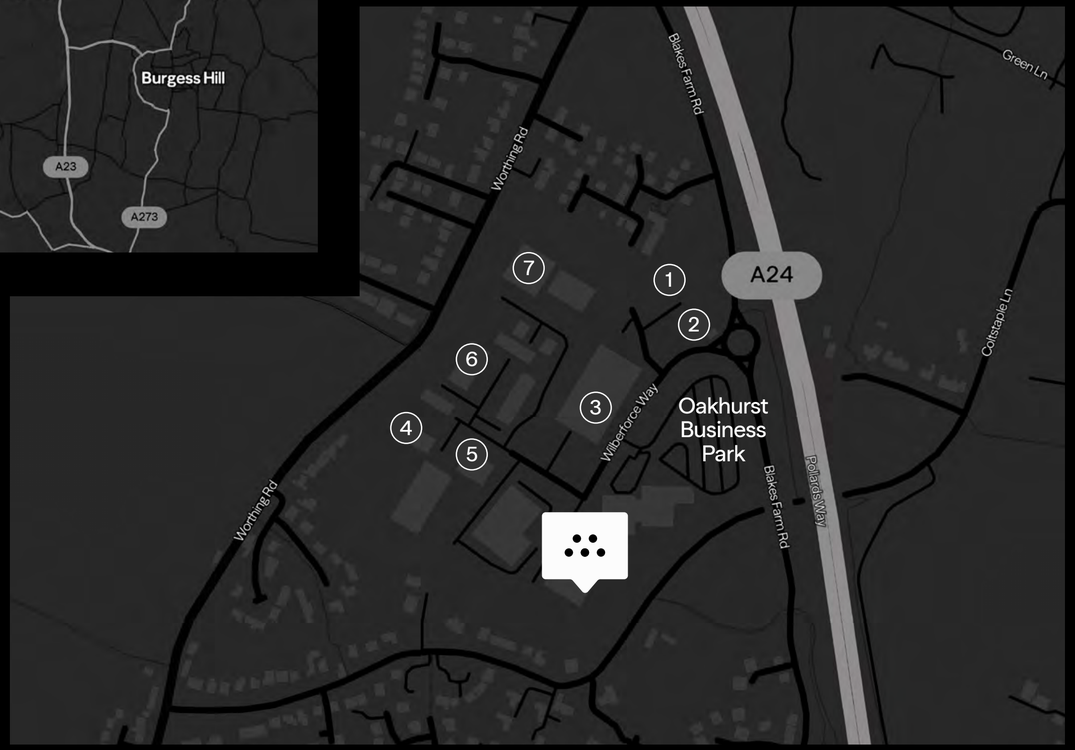




- GOOGLE MAPS
- WHAT3WORDS

Occupiers

1	PENTON UK
2	CASE FURNITURE
3	MACFARLANE PACKAGING
4	SPELLMAN HV
5	EVM DIRECT
6	SUSSEX SOLAR
7	NEVILLE & MORE



Drive Times

LOCATION	MILES	MINS	CONNECTION
A24	1	2	IMMEDIATE STRATEGIC-ROAD ACCESS
M23 (J11)	10	10-15	MAIN MOTORWAY CONNECTION
CRAWLEY	11	15-20	MAJOR EMPLOYMENT/LOGISTICS CATCHMENT
GATWICK AIRPORT	15	20-25	AIR FREIGHT / PREMIUM DISTRIBUTION
M23 (J9)	16	20-25	DIRECT NATIONAL MOTORWAY NETWORK
M25 (J9)	30	25-35	LONDON / NATIONAL NETWORK
BRIGHTON	28	35-45	SUSSEX/COASTAL MARKET
CENTRAL LONDON	45	75-100	MAJOR CONSUMPTION MARKET
SOUTHAMPTON	65	75-90	PORT / CONTAINER FREIGHT

Aerial



INDICATIVE BOUNDARY LINE

Site Plan

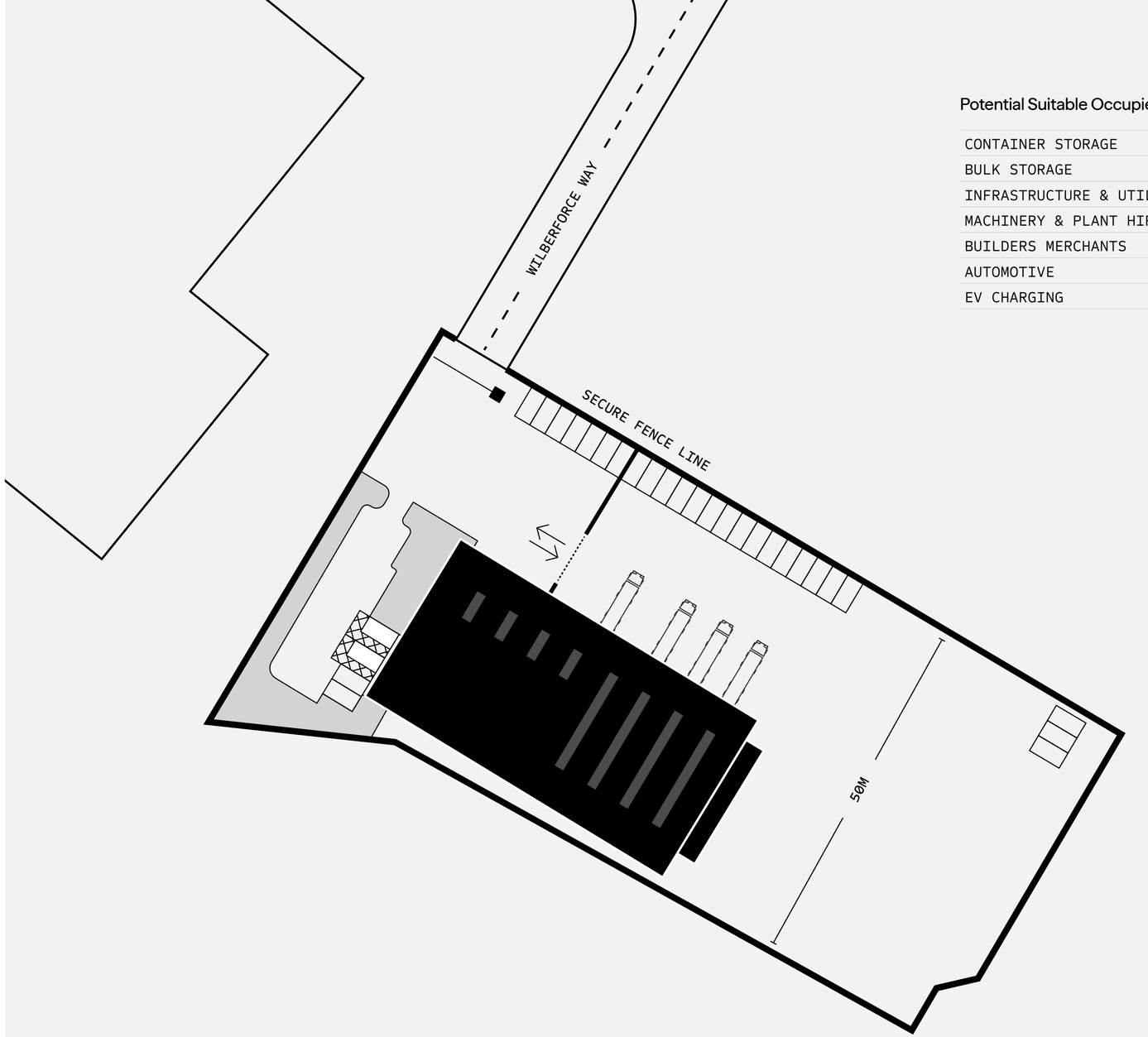
WAREHOUSE	6,589 sq ft
GF OFFICE	2,950 sq ft
TOTAL	9,439 sq ft

Total site area of 1.25 acres showing an approximate site coverage of just 17%

LOADING DOORS	EAVES HEIGHT	POWER SUPPLY	YARD DEPTH
4	7m	3-phase	50m

INTERNAL CRANAGE	LIGHTING	SURFACE	EV CHARGING
10 tonne	LED	Concrete	2

The development provides high-quality industrial accommodation in Horsham, incorporating a 3-phase power supply, external wash-down bay with interceptor drainage, and modern ground office space. Externally, the scheme benefits from dedicated lighting and a secure concrete yard with drainage, providing a robust and practical environment for a range of industrial and operational requirements.

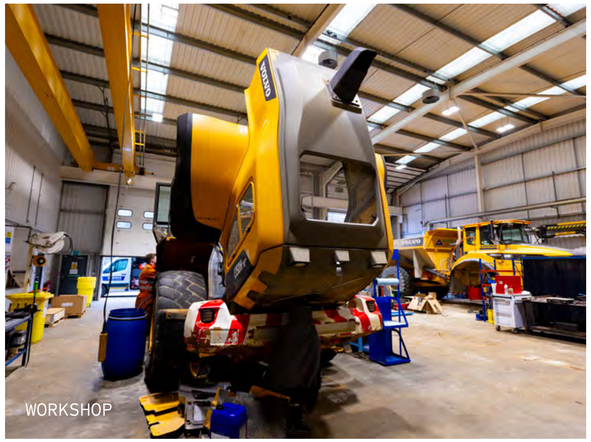


Potential Suitable Occupiers

- CONTAINER STORAGE
- BULK STORAGE
- INFRASTRUCTURE & UTILITIES
- MACHINERY & PLANT HIRE
- BUILDERS MERCHANTS
- AUTOMOTIVE
- EV CHARGING

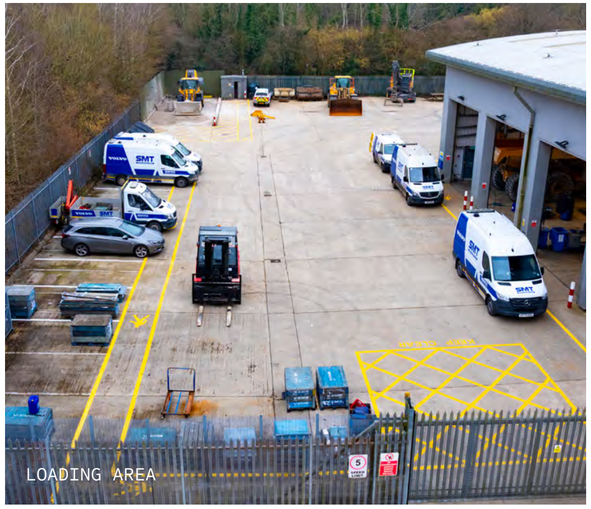
INDICATIVE BOUNDARY LINE

Site Details


WORKSHOP


YARD AREA


SITE AERIAL FRONT


LOADING AREA


BIRDSEYE VIEW



SECURE GATED YARD

TENURE

Available to Let

New lease available for a term to be agreed.

RENT

Rent On Application

EPC RATING

Targeting B

Landlord to undertake improvement works. Targeting EPC B.

INDICATIVE BOUNDARY LINES


View Drone
Footage
INDICATIVE BOUNDARY LINE

Modal 6
Horsham

6

Costs & Timing

Each party is to be responsible for their own legal costs incurred.

The property is available from January 2027 onwards.

VAT

Is applicable at the prevailing rate to the rent and associated property costs.

Planning

The property currently has lawful use for the repair and maintenance of construction equipment. The landlord is in the process of submitting a planning application to widen the permitted use to B2/B8. More information can be provided on request.

Business Rates

The VOA shows an entry in the current rateable value of £94,000, see - tax.service.uk

Interested parties should make their own enquiries.

Terms

The property is available by way of a new FRI lease with quoting terms available from the marketing agents.

EPC

Landlord to undertake improvement works. Targeting EPC B.

Contacts

For more information please contact:

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