

UNIT 1 BLATCHFORD ROAD, HORSHAM, RH13 5RG

INDUSTRIAL / WAREHOUSE FOR SALE

10,600 SQ FT (984.77 SQ M)

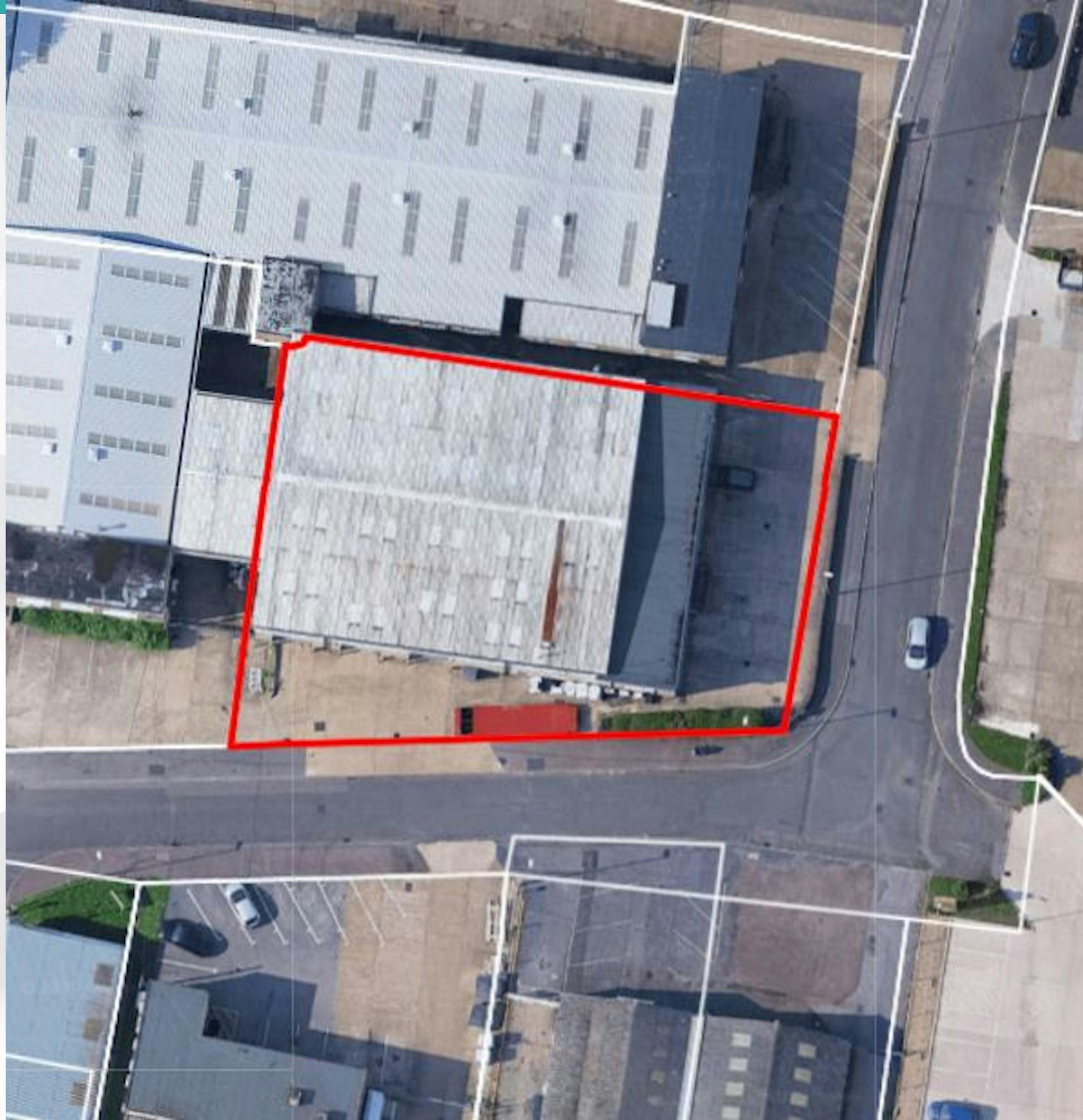
Vail Williams

Summary

FREEHOLD WAREHOUSE FOR SALE

Available Size	10,600 sq ft
Price	£2,100,000
EPC Rating	Upon enquiry

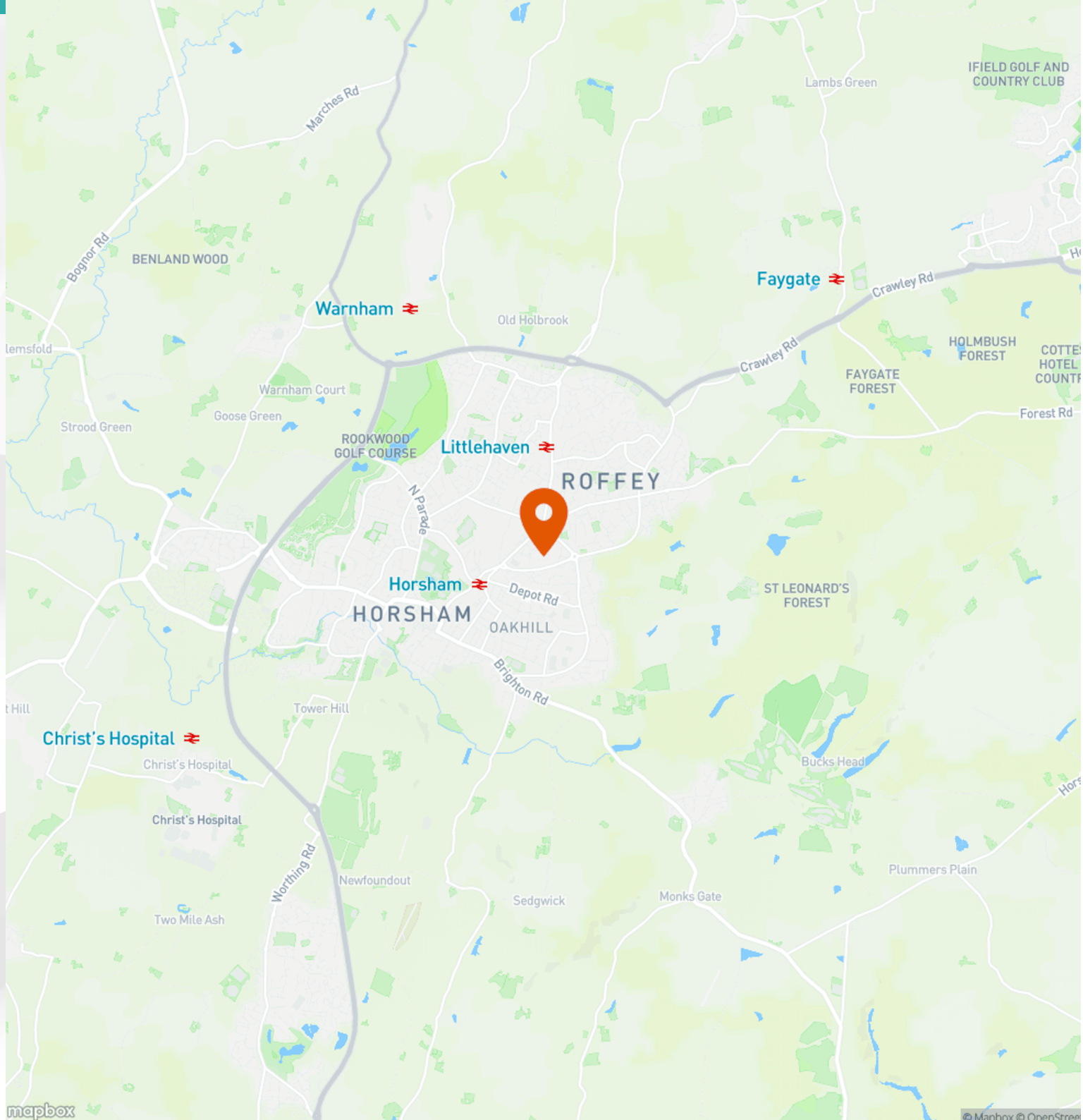
- A rare freehold warehouse/industrial opportunity for sale
- Excellent owner occupier or for investment purchase
- Front ground and first floor offices with staff kitchen/WCs/reception area
- High bay warehouse/industrial with roller shutter door access
- Mezzanine floor / Demag crane / two roller shutter doors /air conditioning
- Corner plot (0.34 acres) with parking spaces for 10 cars plus loading bay
- Vacant possession
- Eaves height approx 7.2m



Location

**Unit 1 Blatchford Road,
Horsham, RH13 5RG**

Horsham is one of the main commercial centres in West Sussex, having good communications via road with Junction 11 of the M23 approximately 7 miles distant, accessed via the A264. Horsham mainline railway station serves London Victoria in approximately 55 minutes and Gatwick Airport is approximately 10 miles distant. The property is situated on corner of Blatchford Road/Blatchford Close which is an established estate 1 mile to the east of Horsham town centre and railway station. Nearby occupiers include LOK' N STORE, Gardner Scardifield and Tesco Express.




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3.2t
2004
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Bailey

Further Details

Description

The property comprises a detached warehouse with front two storey office section on a corner site with parking and loading/ yard space.

The building is estimated to have been constructed in the 1980s with warehouse built of steel portal frame construction with brick elevations and clad roof. There are two roller shutter loading doors and the warehouse is fitted with Demag overhung crane (which is to remain). The front section provides ladies and gents WCs, kitchen, office and reception accommodation. Air conditioning to offices and gas blower heating to warehouse. Externally there is parking for approx. 9 cars to the front plus loading bay area to the side. There is a mezzanine floor within the warehouse which provides use.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	9,150	850.06
1st	1,450	134.71
Total	**10,600**	**984.77**

Viewings

Strictly by appointment through the sole agent.

Terms

Freehold sale with vacant possession.

Price

A guide price of £2,100,000 is invited for the freehold interest.

Title

The site is held within title WSX193268.

VAT

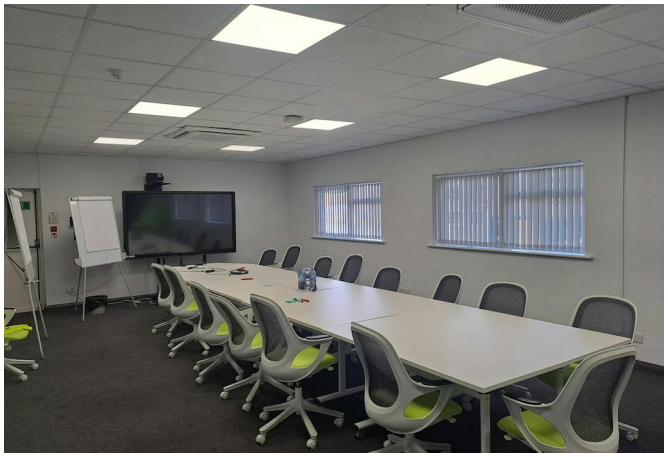
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

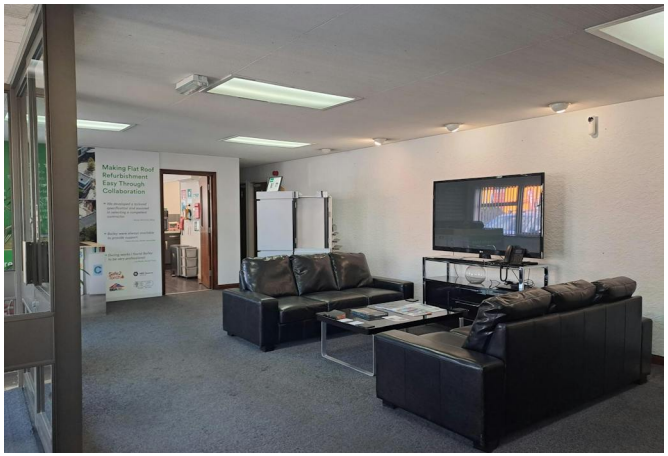
AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





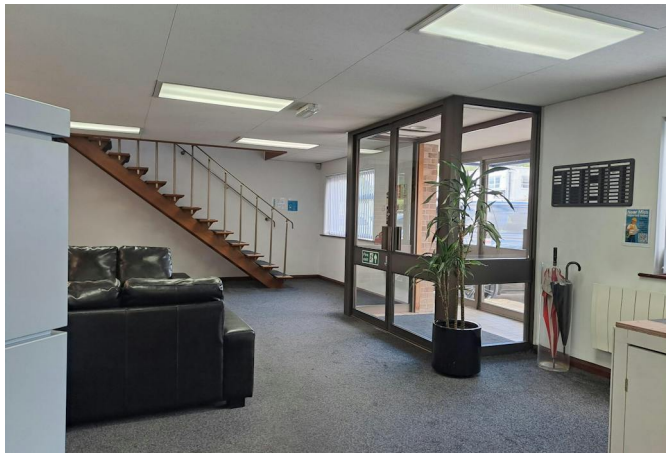



Making Flat Roof Refurbishment Easy Through Collaboration


Bailey
Unit 1


DEMAG
3.2t
2004 557606


AED
First aid







Enquiries & Viewings



Steve Berrett
sberrett@vailwilliams.com
07780 324 996
01293 612600



Jake Collins
jcollins@vailwilliams.com
07976256663
01293 612600

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View on our website

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