



**SOUTHWATER BUSINESS PARK, SOUTHWATER, WEST  
SUSSEX, RH13 9JJ**

**OFFICE TO LET**

**29,431 TO 98,161 SQ FT (2,734.23 TO 9,119.46 SQ M)**



# Summary

29,431 - 98,161 sq ft

HQ / Research & Development (E Class use) premises To Let

Available Size	29,431 to 98,161 sq ft
Business Rates	Upon Enquiry
Service Charge	Details provided upon application.
Legal Fees	Each party to be responsible for their own legal and other costs associated with the transaction
EPC Rating	C

- E Class premises to let
- Ideal Office HQ / Research & Development
- Landscape grounds and ample parking spaces on site
- Secure site with a further over flow car park opposite
- Situated close to Southwater Country Park and A24
- Existing building available as whole/separated
- Benefits from existing bespoke fit out



# Location



**Southwater Business Park**  
**Southwater, West Sussex,**  
**RH13 9JJ**

The property is situated east of Worthing Road, within the established Southwater Business Park which is a short walk from Southwater Country Park. It is 4 miles south of Horsham and benefits from excellent road links with it being adjacent to the A24 and onto Gatwick airport.





# Further Details

## Description

Southwater Business Park is a modern business /office unit situated within the Southwater Country Park. The property was built in circa 1990 and totals approximately 98,161 sq ft. The main building is arranged over lower ground and upper ground floors. Part of the building benefits from a bespoke fit out from one of the existing occupiers. There are ample car parking spaces within the main site with a further overflow car park on the opposite side of the road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Building 1	29,431	2,734.23	Available
Building - Building 2	68,730	6,385.23	Available
<b>Total</b>	<b>98,161</b>	<b>9,119.46</b>	

## Viewings

Strictly by appointment through the letting agents.

## Terms

Property available as a whole or separate, subject to contract





## Enquiries & Viewings



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