



Unit 23 Oakhurst Business Park

Wilberforce Way, Southwater, RH13 9RT

Modern Business Unit (E/B8 use)

994 sq ft
(92.35 sq m)

- Popular Established Business/Industrial Estate
- Sectional loading door
- Single storey - option to install mezzanine
- New lease available

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Summary

Available Size	994 sq ft
Rent	£18,400 per annum
Rates Payable	£6,912 per annum Interested parties are advised to contact Horsham District Council Tel: 01403 215100 or www.horsham.gov.uk to verify this information.
Rateable Value	£16,000
Service Charge	A nominal service charge will be payable as a contribution towards the general upkeep and maintenance of the Business Park. Further details upon application.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (30)

Location

The property is situated on the Oakhurst Business Park (Phase 4) 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. Oakhurst Business Park is a circa 30 acre Estate park developed in phases over several years to accommodate a range of commercial business occupiers.

Description

A mid terrace business unit providing clear span warehouse accommodation.

Planning

The unit benefits from Class B1 (now Class E) and Class B8 (Warehouse) use - DC/17/1023.

Currently there are hours of use restrictions:
Monday - Friday: 07.00 - 21.00 hours; Saturday: 07.00 - 18.00 hours and not at all on Sundays and Public Holidays.

Further details on application.

Accommodation

The accommodation comprises the following areas:

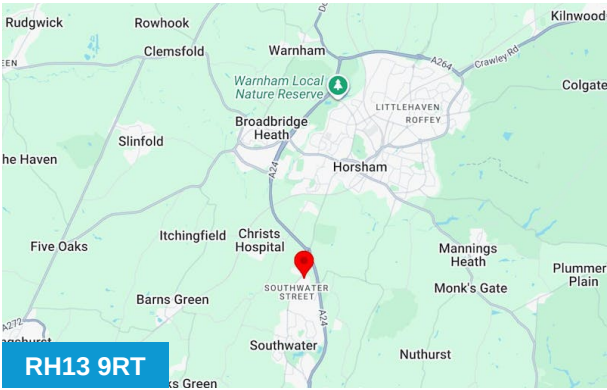
Floor/Unit	sq ft	sq m
Ground	994	92.35
Total	994	92.35

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



Viewing & Further Information



David Bessant
01293 401040 | 07767 422530
bessant@gravesjenkins.com



Stephen Oliver
01293 401040 | 07786 577323
oliver@graves-jenkins.com



Connor McTigue
01293 401040 | 07512 542955
mctigue@graves-jenkins.com

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.