



## Unit 17 Oakhurst Business Park

Wilberforce Way, Southwater, RH13 9RT

### Ground & First Floor Offices

**1,363 sq ft**  
(126.63 sq m)

- New lease
- Self-contained flexible offices
- 6 car parking spaces
- Located on popular Business Park

# Unit 17 Oakhurst Business Park, Wilberforce Way, Southwater, RH13 9RT

## Summary

<b>Available Size</b>	1,363 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£8,748 per annum Interested parties are advised to contact Horsham District Council Tel: 01403 215100 or <a href="http://www.horsham.gov.uk">www.horsham.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£20,250
<b>Service Charge</b>	A nominal service charge will be payable as a contribution towards the general upkeep and maintenance of the Business Park. Further details upon application.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (55)

## Description

On the instructions of Horsham District Council

A modern two storey semi-detached office building with designated parking (No. TBC) situated on the readily accessible Oakhurst Business Park just off the A24 to the south east of Horsham.

## 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.

## Location

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. Oakhurst Business Park is a 30 acre park developed in phases over several years to accommodate a range of commercial business occupiers.

## Accommodation

The accommodation comprises the following areas:

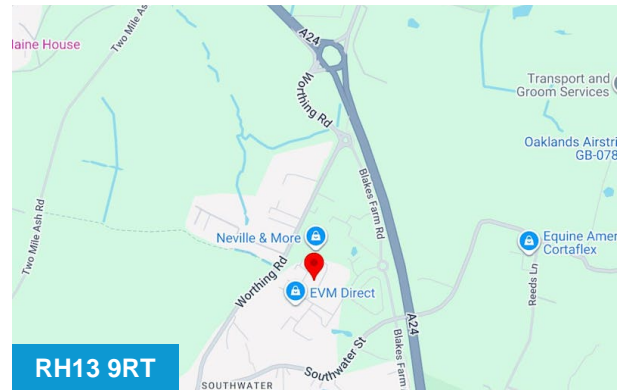
Floor/Unit	Description	sq ft	sq m
Ground	Office	631	58.62
Ground	Offices	732	68.01
<b>Total</b>		<b>1,363</b>	<b>126.63</b>

## Terms

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

## 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 purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



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