



Unit 2 Oakhurst Business Park

Wilberforce Way, Southwater, RH13 9RT

Modern Industrial/Warehouse Unit

(On the instructions of
Horsham District Council)

4,260 sq ft
(395.77 sq m)

- Modern unit on popular Business Park
- New lease - flexible terms
- Electric roller shutter door
- 12 car spaces plus loading bay
- Existing racking & fork lift available by separate negotiation

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Summary

Available Size	4,260 sq ft
Rent	£64,000 per annum
Rates Payable	£18,792 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	£43,500
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	Upon enquiry

Description

A modern industrial/warehouse unit with the benefit of ground floor office/reception and first floor office situated on the popular and readily accessible Oakhurst Business Park, just off the A24 to the south east of Horsham.

The extensive racking currently in-situ and a forklift are available to purchase by separate negotiation. Further details on application.

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 circa 30 acre Estate park developed in phases over several years to accommodate a range of commercial business occupiers.

Accommodation

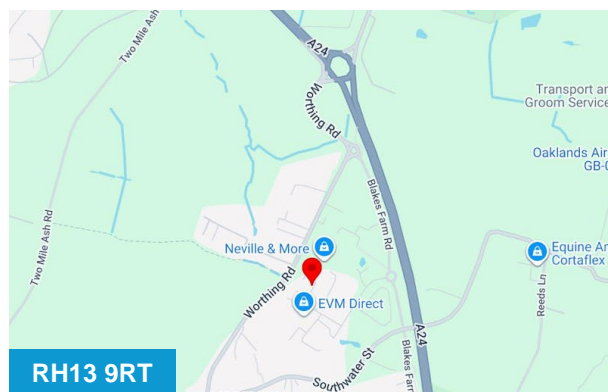
The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	3,633	337.52
1st	627	58.25
Total	4,260	395.77

Terms

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

Anti Money Laundering



Viewing & Further Information



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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.

