



Nowhurst Business Park

Guildford Road, Horsham, RG12 3PN

A new consented development on the west side of Horsham providing Design and Build units up to 120,000 sq ft

10,000 to 120,000 sq ft
(929.03 to 11,148.36 sq m)

- Bespoke design available
- Outline consent in place
- Infrastructure in place
- Ground works completed
- Construction program from 9 months

Nowhurst Business Park, Guildford Road, Horsham, RG12 3PN

Summary

Available Size 10,000 to 120,000 sq ft

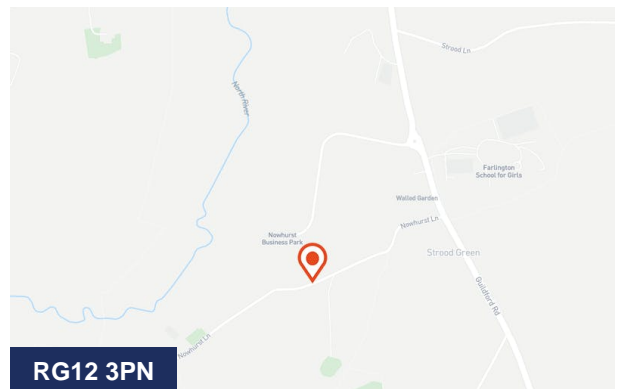
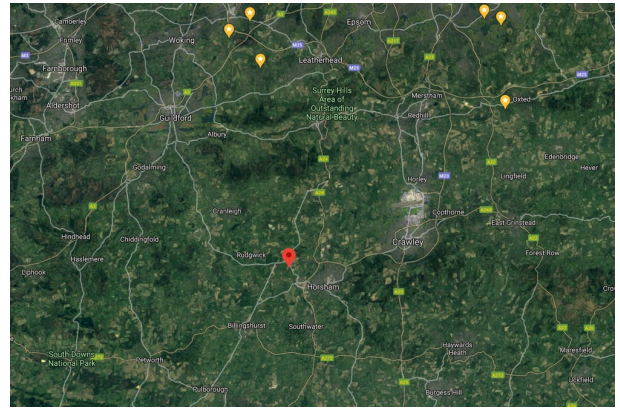
EPC Rating Upon Enquiry

Description

Nowhurst Business Park provides a consented warehouse development in a strategic distribution location. The site is development ready and could provide a unit 9 months after exchanging contracts.

Location

The site fronts the Guildford Road (A281) connecting Horsham, to the south east, with Guildford to the north west.



Viewing & Further Information

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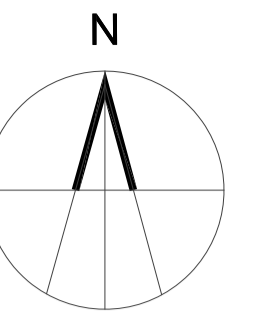
tneal@vailwilliams.com



01 INDICATIVE SITE LAYOUT
43 1:1250

NOTES:

SUBJECT TO STATUTORY CONSENTS
 BASED ON OS MAP REPRODUCED BY PERMISSION OF
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BASED ON:
 LASER SURVEY'S
 TOPOGRAPHICAL SURVEY & UNDERGROUND SERVICE
 TRACE DRAWING.
 REF: 3794/1.
 DATED: MAY 2007.

KEY

- PROPOSED LANDSCAPED ZONE
ON THE ORIGINAL PARAMETERS PLAN
(30853-PL-05)
- ADDITIONAL PROPOSED LANDSCAPED ZONE

AREA SCHEDULE

GIA	sgm	sqft
1		
Unit	10,401	111,953
Offices	897	9,655
Sub total	11,298	121,608
TOTAL UNITS 1-6	11,298	121,608
7A		
Unit	1,201	12,930
Offices	156	1,680
Sub total	1,357	14,610
7B		
Unit	1,642	17,675
Offices	156	1,680
Sub total	1,798	19,355
7C		
Unit	1,726	18,580
Offices	156	1,680
Sub total	1,882	20,260
7D		
Unit	849	9,140
Offices	156	1,680
Sub total	1,005	10,820
7E		
Unit	956	10,290
Offices	156	1,680
Sub total	1,112	11,970
7F		
Unit	1,040	11,195
Offices	156	1,680
Sub total	1,196	12,875
7G		
Unit	976	10,505
Offices	156	1,680
Sub total	1,132	12,185
7H		
Unit	1,199	12,905
Offices	171	1,840
Sub total	1,370	14,745
TOTAL UNITS 7A-7H	10,852	116,820
8		
Unit	4,159	44,765
Offices	518	5,575
Sub total	4,677	50,340
TOTAL UNIT 8	4,677	50,340
FINAL TOTAL	26,827	288,768
SITE AREA	11.065 Ha	27.34 acres

REV	DATE	NOTE	DRAW	CHK



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TITLE
**NOWHURST BUSINESS PARK
 HORSHAM**
 DRAWING
INDICATIVE SITE LAYOUT PLAN
 CLIENT
NORMAN MARSHALL LTD

DATE
 NOV 2017
 SCALE
 1:1250@A1
 DRAWN
 PF
 STATUS
 FEASIBILITY
 CHECKED
 MT/GZ

DRAWING NUMBER
30853-FE-43

