



Unit 28 Oakhurst Business Park

Horsham, RH13 9RT

New Business Unit (B1/B8 use)

1,513 sq ft
(140.56 sq m)

- Communal charging point
- Sectional overhead loading door
- 3 phase electric supply
- Minimum eaves height 6.5m
- 10% triple glazed roof lights
- 20kN m2 floor loadings

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Summary

Available Size	1,513 sq ft
Rent	£24,400 per annum
Rates Payable	£9,072 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	£21,000
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 (45)

Description

A mid terrace business unit providing clear span warehouse accommodation, with an entrance lobby with disabled WC, metal staircase to a small mezzanine.

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.

Planning

The unit benefits from Class B1 (now Class E) and Class B8 (Warehouse) use - DC/17/1023. The unit also benefits from planning consent to extend/install mezzanine floors subject to Building Regulation approval.

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.

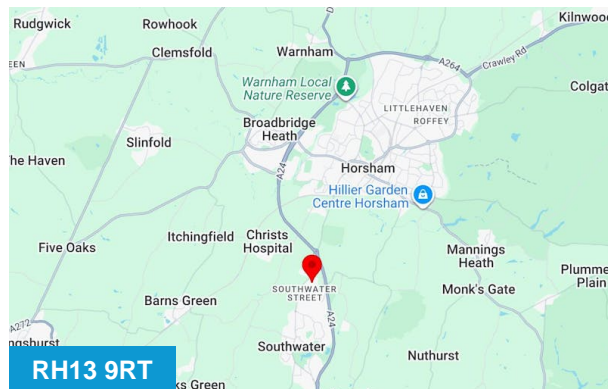
Location

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.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,249	116.04
Mezzanine	264	24.53
Total	1,513	140.57



Viewing & Further Information



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