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PROPERTY PEOPLE

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Unit 8 Oakhurst Business Park, Southwater RH13 9RT

TO LET: MODERN BUSINESS/WAREHOUSE UNIT PLUS MEZZANINE 2,130 SQ FT (197.88 SQ M)

# 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 businesses from multi-national organisations such as the National Headquarters of the RSPCA and Nursing & Hygiene, Volvo and Fire & Risk UK Limited, to local companies.

## On the instructions of Horsham District Council

### Description

A modern business/warehouse unit with the benefit of ground floor reception/offices and a substantial mezzanine floor, situated on the popular and readily accessible Oakhurst Business Park, just off the A24 to the south of Horsham

### Key Features

- Modern unit on popular Business Park
- Electric loading door & 3 phase electricity
- 6 Parking spaces plus loading

### Accommodation

#### Ground Floor

Office/Reception: 453 sq ft (42.08 sq m)

Warehouse: 657 sq ft (61.04 sq m)

**Mezzanine:** 950 sq ft (94.76 sq m)

**Total: 2,130 sq ft (197.88 sq m)**

### Terms

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

### Rent

£23,600 per annum exclusive

### 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.

### 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.

### EPC

Rating E - 112

### Business Rates

Rateable Value: £18,000

Rates Payable: £8,982 (2024/25)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.



## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH  
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