


Audio Park

Horsham RH13 9YT

- › 7 new industrial/warehouse units
- › 8,325 - 33,940 sq ft
- › Under construction

For sale/
To let

A development by:
Chancerygate 

Available Q2 2025

Audio Park

Strategically located on the A24 dual carriageway, linking major Sussex towns to the M23 & M25.

Positioned within Southwater Country Park with local amenities within walking distance.



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

| Unit | Ground Floor | First Floor | Total |
|--------------|--------------|-------------|----------------|
| 1 | 10,045 | 2,410 | 12,455 |
| 2 | 10,395 | 2,495 | 12,890 |
| 3 | 6,635 | 1,690 | 8,325 |
| 4 | 8,775 | 1,710 | 10,485 |
| 5 | 11,355 | 2,215 | 13,570 |
| 6 | 9,980 | 1,950 | 11,930 |
| 7 | 29,270 | 4,670 | 33,940 |
| Total | | | 103,595 |

Planning Use

Planning achieved for E(g)(iii), B2 and B8.

Terms

Available on a freehold or leasehold basis.

Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Active and passive electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Very Good'
- Targeting EPC A rating
- Internal and external secure cycle parking



HGV drive times

- 1 hour
- 2 hours
- 3 hours
- 4 hours



Previous Chancerygate development



Previous Chancerygate development















Previous Chancerygate development

Industrial and Warehouse Units 1-6

8,325 up to 13,570 sq ft

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

| | | |
|---|---|---|
|  <p>9m minimum clear internal height</p> |  <p>First floor for storage or fitting out as office space</p> |  <p>37.5kN sq m floor loading</p> |
|  <p>Lift Units 1, 2, 5, 6</p> |  <p>Ability to combine units</p> |  <p>Generous parking facilities</p> |
|  <p>Photovoltaic panels</p> |  <p>Landscaped environment</p> |  <p>12 year collateral warranty available</p> |
|  <p>17m yard depths</p> |  <p>Electric loading doors</p> |  <p>Electric car charging points</p> |



Computer Generated Image

Audi@ Park



Previous Chancerygate development



Computer Generated Image





Previous Chancerygate development

Industrial and Warehouse Unit 7

33,940 sq ft

General Specification

Flexible industrial/warehouse unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

| | | |
|--|---|---|
|  <p>12.5m minimum clear internal height</p> |  <p>First floor for storage or fitting out as office space</p> |  <p>50kN sq m floor loading</p> |
|  <p>Lift</p> |  <p>Private gated yard</p> |  <p>Generous parking facilities</p> |
|  <p>Photovoltaic panels</p> |  <p>Landscaped environment</p> |  <p>12 year collateral warranty available</p> |
|  <p>50m yard depths</p> |  <p>Electric loading doors</p> |  <p>Electric car charging points</p> |



Computer Generated Image

Audio Park



Previous Chancerygate development



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