

Audio Park

Horsham RH13 9YT

For sale/to let

7 new industrial/warehouse units

8,325 - 33,940 sq ft

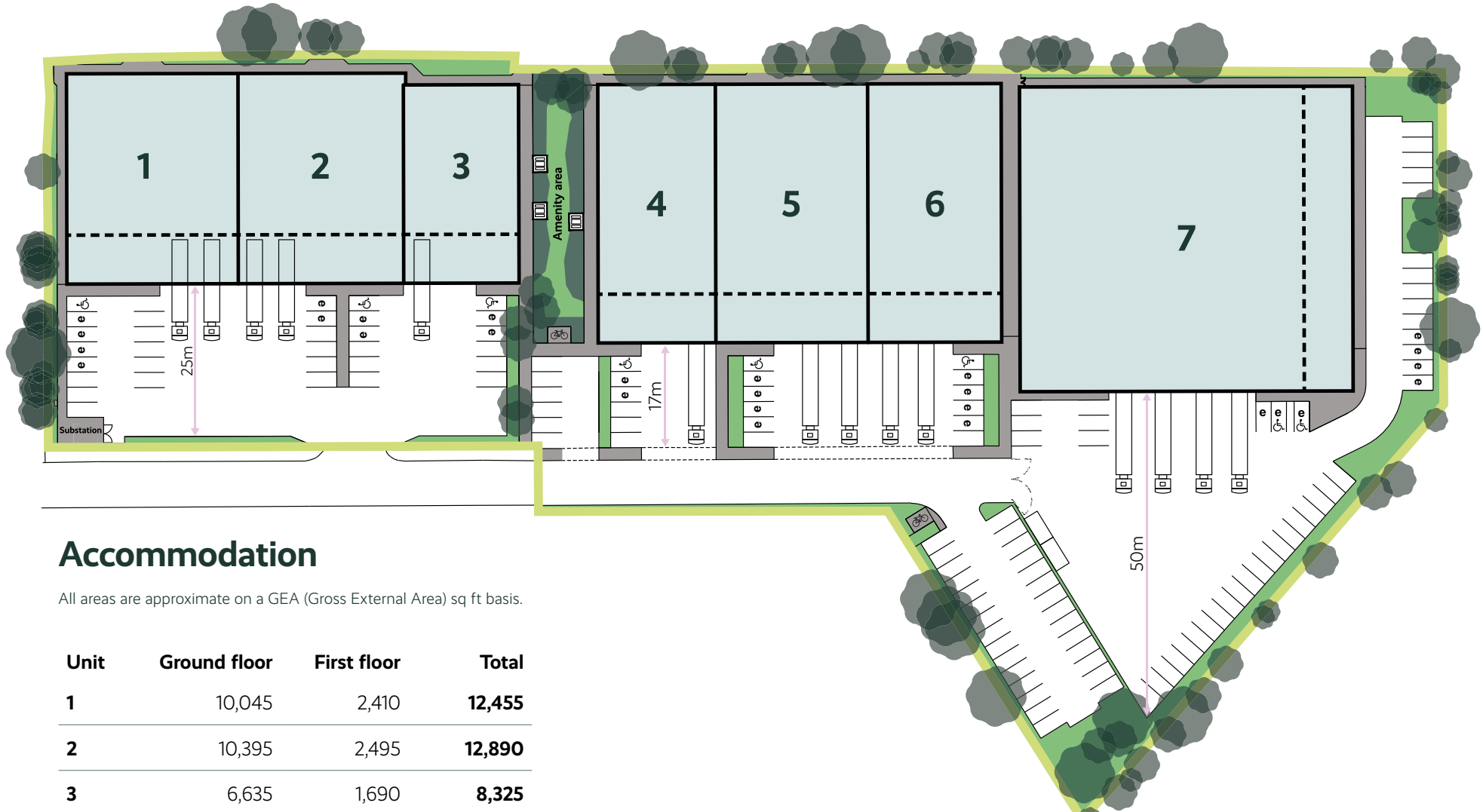


Chancerygate

Strategic locations. Sustainable buildings.

Strategically located on the A24 dual carriageway, within Southwater Country Park, Audio Park offers exceptional connectivity to major Sussex towns and key motorways, including the M23 and M25.





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



Watch live
construction

Industrial & warehouse

8,325 - 33,940 sq ft

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

Available Q2 2025



37.5-50kN sq m floor loading



9-12.5m minimum clear internal height



Ability to combine units



Electric loading doors



17-50m yard depths



First floor for storage or office space



Lift units 1, 2 & 5-7



Private gated yard unit 7



Generous parking facilities



Generous power provision



EV charging



Solar power



CGI of units 4-6



Previous Chancerygate development



CGI of unit 7



Previous Chancerygate development



Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Audio Park include:

- Solar PV panels on all units*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas enhancing biodiversity
- External wellbeing areas
- Cycle shelters
- Achieves water neutrality to protect wildlife
- Highly water efficient units with rainwater harvesting

*Potential savings of up to £0.54 per sq ft per annum through use of PVs based on using current energy prices as of January 2025 and assuming 100% PV generation is used.



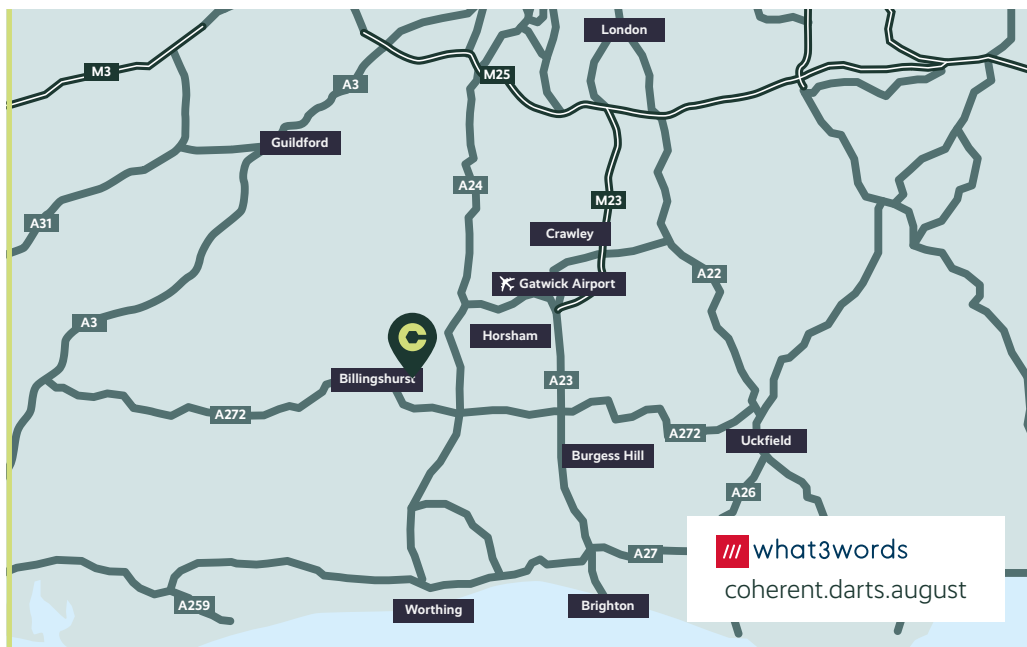
Targeting
BREEAM 'Very Good'



Targeting
EPC A rating

Right spaces. Right places.

Southwater Business Park, Southwater Horsham RH13 9YT



Road	Distance (miles)	Airport	Distance (miles)
A24	1.5	Gatwick	20
M23 (J11)	10	Heathrow	43
A27	14		
M25 (J9)	23	Rail	
M27 (J12)	44	Horsham Train Station	4
Town			
Horsham	3		
Crawley	12		
Worthing	16		
Brighton	19		
London	43		

audiopark.co.uk

Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2025 | 251740.02/25

Chancerygate

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