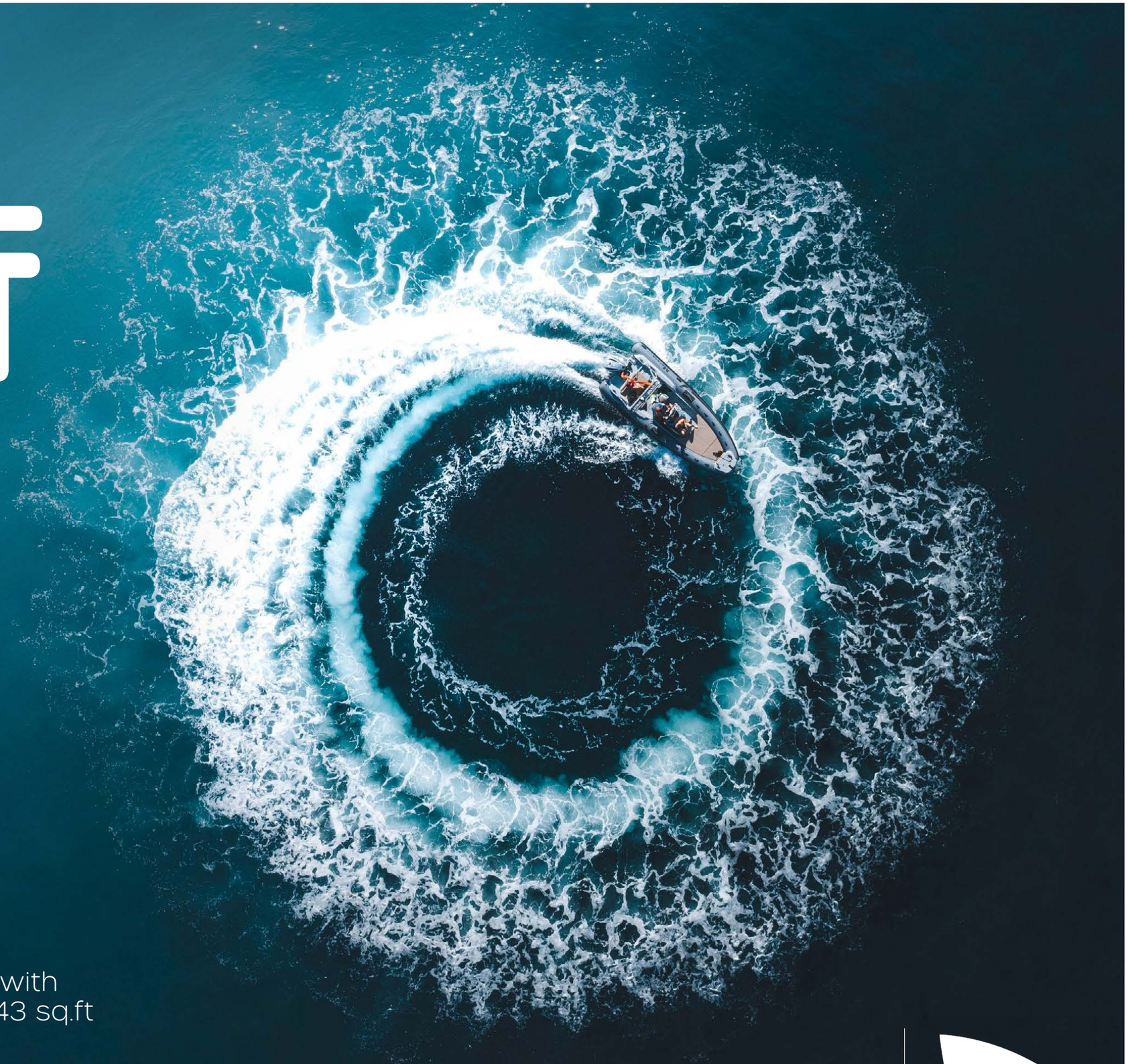
FOCAL POINT

BILLINGSHURST

COMPLETION
Q2 2026



TO LET

A new 53,043 sq.ft (4,928 sq.m) speculative industrial development with units ranging from 1,905 sq.ft – 25,843 sq.ft

Platts Roundabout, Billingshurst, RH14 9HZ

focalpointbillingshurst.co.uk

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse development

Focal Point
Billingshurst

Industrial & Warehouse Development
Focal Point Billingshurst is an exciting and unique 9 unit speculative warehouse/industrial development with units ranging from 1,905 - 25,843 sq.ft.

Located on the Platts Roundabout which provides immediate access to the A29 and A272 and provides fast links to the south coast and southern home counties. Billingshurst is an affluent commuter town with a fast growing population and over 1000 new homes committed within the Local Plan for Horsham District. The site also benefits from well known occupiers located nearby including:

TRIUMPH | EG Group | STARBUCKS | HOWDENS | SCREWFIX

The scheme will be developed to the highest specification and green credentials, including net zero carbon emissions and the site will also achieve water neutrality – so all water will be provided via recycling technologies.

- 3.7 acre site
- Providing 9 new urban industrial units totalling 53,043 sq/ft.
- All units finished to the highest specification.
- Occupiers benefit directly from full water neutrality via water recycling techniques.
- Occupiers benefit directly from photovoltaic panels on all units.
- Planning granted for use classes B1(c), B2, B8.

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*Indicative CGI

Site Plan
Flexible Units

Innovative, sustainable design
Units ranging from from 1,905 - 25,843 sq.ft

*Units can be combined

SHOWER FACILITIES IN OFFICES

LED LIGHTING TO OFFICES

COMFORT COOLING/HEATING SYSTEMS TO OFFICES

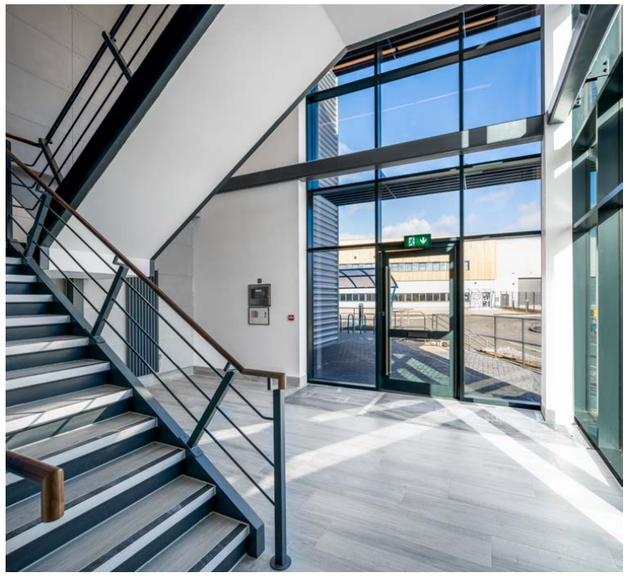
POWER OF UP TO 100KVA

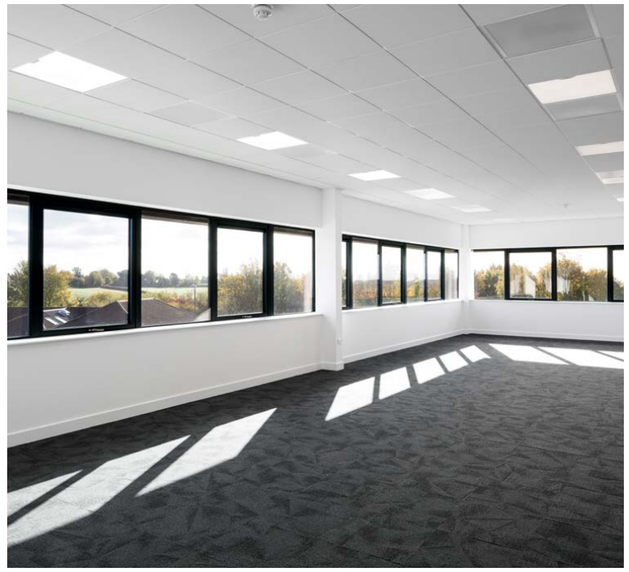
UNIT	GROUND GEA m²	FIRST GEA m²	TOTAL GEA m²	TOTAL GEA ft²	LOADING DOORS	CAR PARKING SPACES	CYCLE SPACES
1	294	60	354	3,810	1	6	6
2	243	-	243	2,616	1	5	6
3	190	-	190	2,045	1	4	6
4	177	-	177	1,905	1	4	4
5	783	139	922	9,924	1	6	4
6	545	96	641	6,900	1	7	4
7	629	111	740	7,965	1	7	4
8	665	117	782	8,417	1	10	4
9	747	132	879	9,461	1	10	4
TOTAL			**4,928**	**53,043**			

Unique to you
Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.

- Minimum 6m Clear Internal Height
- 37.5KN m2 Floor Loading
- Secure Yards
- Fitted Out Offices (except units 2, 3, 4)
- Water Recycling Technologies
- Shower facilities
- Led lighting to offices
- Power of up to 100kVA
- Comfort cooling/ heating system to offices
- 15% Roof Lights to ensure Natural Light to Warehouse
- Allocated Parking
- Allocated Cycle Parking
- Electric Access Level Doors
- Pandemic Health & Safety Initiatives





*Images of Goya projects

Green Specifications
Sustainable Futures

- BREEAM Excellent
- EPC A+
- Electric Car Charging Points
- PV panelling to roof
- Ground & Air Source Heat Pumps for Office heating/ cooling
- Water regulation technology
- Bio-diversity Enhancements
- Thermal insulation and airtightness in excess of Building Regulations

POTENTIAL SAVINGS OF C. £1.14PSF PER ANNUM*

Occupiers will benefit directly from the free electricity generated from the PV system, this will enable a maximum cost savings per annum if all the electricity is used as below;

Unit 1: £2,365 p.a.	Unit 6: £4,284 p.a.
Unit 2: £1,625 p.a.	Unit 7: £4,945 p.a.
Unit 3: £1,270 p.a.	Unit 8: £5,225 p.a.
Unit 4: £1,180 p.a.	Unit 9: £5,873 p.a.
Unit 5: £6,160 p.a.	

*assumption/calculation is based off an assumed rate of £0.28p kW.

Water Harvesting and Recycling Technology

Each unit will have a water supply connected to the estates rainwater harvesting system to serve all WC systems and non-potable water sources. Focal Point is breaking new ground in trying to achieve a scheme that is almost 'water neutral' via this and water regulation technologies.

*Savings based on the energy saving specification including PV panels and building efficiencies when compared to a 15 year old building of a similar size.

**Indicative CGI

Location

Platts Roundabout, Billingshurst, RH14 9HZ

The property is located on the Platts Roundabout junction of the A272 and A29, which provide fast connections to nearby Horsham, Southwater, Worthing, Bognor Regis, Chichester, Crawley and Pulborough. Billingshurst Train Station, a 10 minute walk from the property, is on the Southern Rail Line and provides direct rail services to London Victoria in 1 hour and 10 minutes.

There are also regular services to Horsham, Crawley, London Gatwick, Southampton and Chichester. Gatwick Airport is approximately 20 miles north, providing flights to both international and domestic destinations.

ROAD

Horsham	8 miles / 15 mins
Crawley	15 miles / 25 mins
Worthing	17 miles / 27 mins
Brighton	26 miles / 40 mins
Chichester	22 miles / 35 mins
London	45 miles / 1hr 30 mins

RAIL

London Victoria	1 hr 10 mins
Horsham	10 mins
Crawley	27 mins
Gatwick	38 mins
Chichester	36 mins

AIR

London Gatwick	22 miles / 28 mins
London Heathrow	44 miles / 55 mins

Agents

Ivan Scott
0203 296 2406
07342 880685
Ivan.Scott@cushwake.com

Alex Doyle
020 715 25428
07826 537141
Alexander.Doyle@cushwake.com

Luke Mort
023 8033 0041
07591 384236
LMort@lsh.co.uk

Dan Rawlings
023 8033 0041
07702 809192
DRawlings@lsh.co.uk

Tim Hardwicke
01293 441305
07989 420989
thardwicke@shw.co.uk

///query.minute.brambles
SAT NAV: RH14 9HZ