OAKHURST
BUSINESSPARK

Unit A Oakhurst Business Park Wilberforce Way Southwater Horsham RH13 9RT

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TO LET: INDUSTRAL & WAREHOUSE

24,330 sq ft (2,260.26 sq m)

DETACHED UNIT WITH SECURE YARD

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DESCRIPTION

Unit A Oakhurst Business Park is a detached warehouse / industrial unit with a generous yard to the front. There are two loading doors with a reception and kitchen accommodation at ground floor level and grade A offices at first floor.

The total site area is 1.77 acres with 25 car parking spaces and a 25m yard depth. There is 120Kvapower to the site.



ACCOMMODATION

	SQ FT (GIA)	SQ M (GIA)
GROUND FLOOR	21,500	1,997.35
FIRST FLOOR	2,830	262.91
TOTAL	24,330	2,260.26

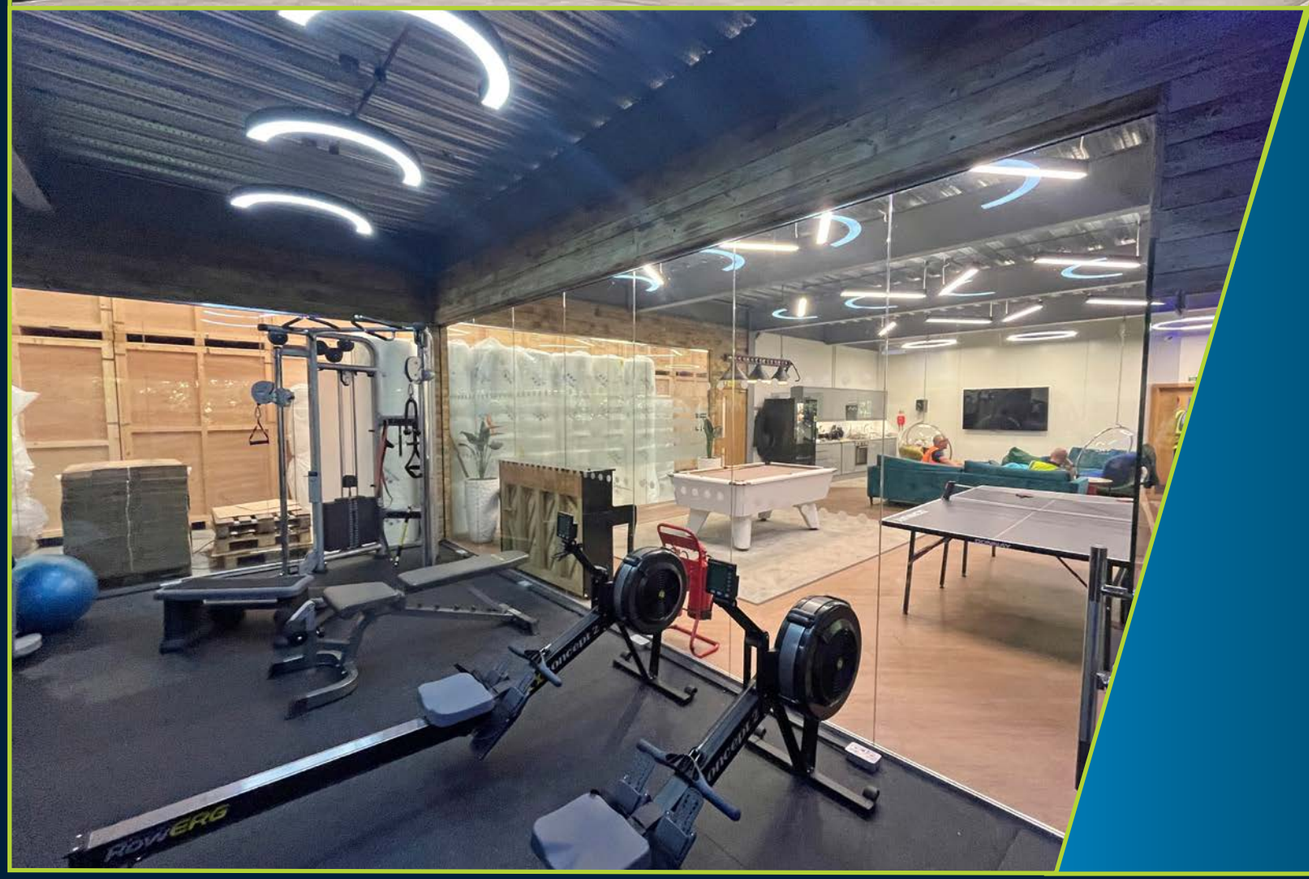
SPECIFICATION

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- DETACHED WAREHOUSE
- EPC A-18 RATING
- SECURE YARD
- 8m MINIMUM EAVES HEIGHT
- BUILT IN 2021
- 25m YARD
- 120 KVA POWER
- 2 ELECTRIC SHUTTER DOORS
- 25 CAR SPACES
- GRADE A OFFICES AT FIRST FLOOR
- KITCHEN ON GROUND AND FIRST FLOORS



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FIRST FLOOR



GROUND FLOOR

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LOCATION

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Oakhurst Business Park is located in Southwater, 2.6 miles south of Horsham and only 0.7 miles from the A24 providing access to Worthing to the South and Dorking, Leatherhead and London to the North. The A23 is 10.8 miles to the North East providing access to Crawley / Gatwick and South to Brighton.

DISTANCE	Miles
Gatwick Airport	12
Burgess Hill	16
Worthing	18
M23 J11	15
M25 J9	20



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