

TO LET

Modern Offices with Some Fully Fitted Floors
from **11,918- 59,929 sq ft** (1,107-5,568 sq m)

including Lower Ground Floor Data / Storage



Ashurst
Broadlands Business Park

Langhurstwood Road
Horsham West Sussex
RH12 4QP



Description

A self-contained **HQ building** incorporating some fully fitted floors.

Available in floors from **11,759 sq ft** upwards - with lower ground floor flexible storage space.



Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP



Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP





Specification

The Ashurst provides the following features. There is also an on-site restaurant in the adjoining building.



Car Parking
at 1:300



Showers
on site



Air Conditioning and
Raised Access Floors



Two Fitted Kitchens
(One with Breakout Space)



On site solar farm
reducing consumption



Reception with
waiting area



Second floor
terrace



Predominantly open plan with
enviable quiet rural location



Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP



Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP



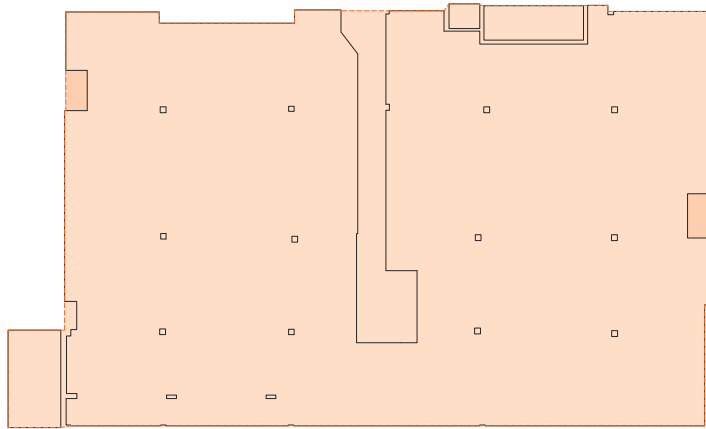
The accommodation has been measured in accordance with the RICS 6th Edition and provides the following net internal areas:

Floor	sq ft	sq m
Second	11,918	1,107.2
First	17,700	1,644.4
Ground	18,683	1,735.7
Reception	1,949	181.1
Lower Ground	9,679	899.2
Total	59,929	5,567.6

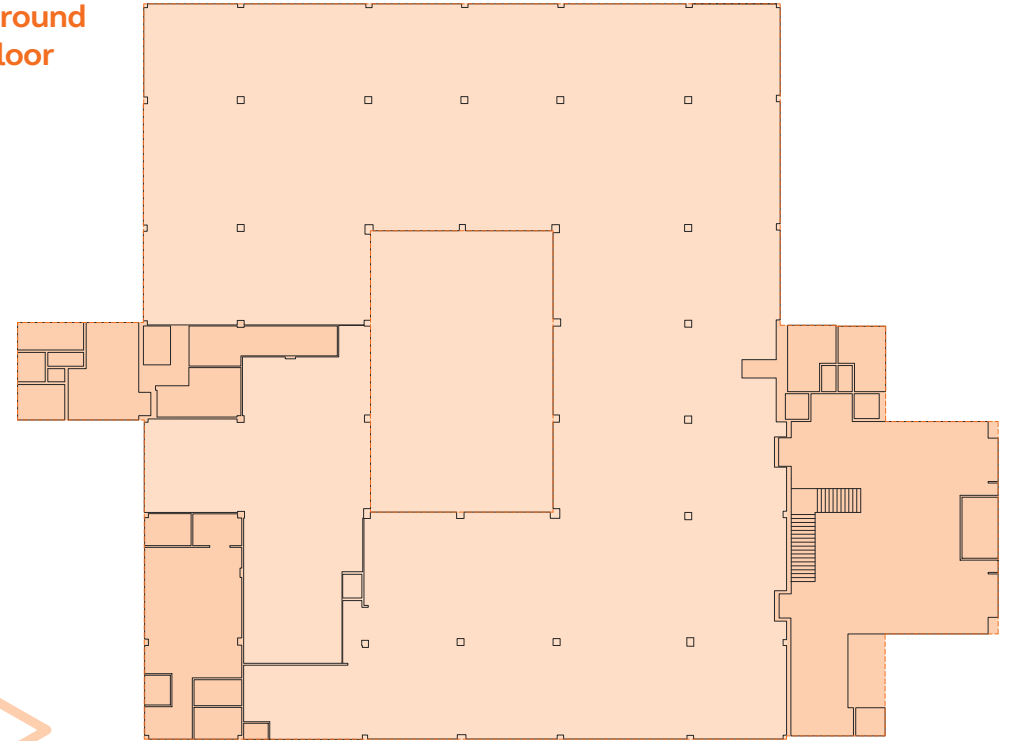


Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP

Lower
Ground
Floor



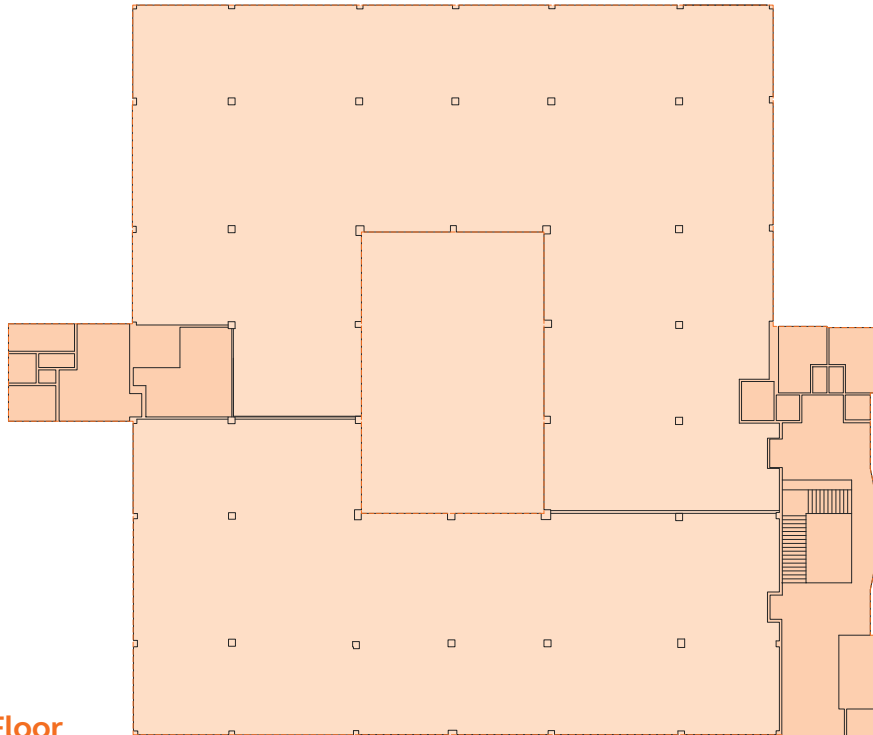
Ground
Floor



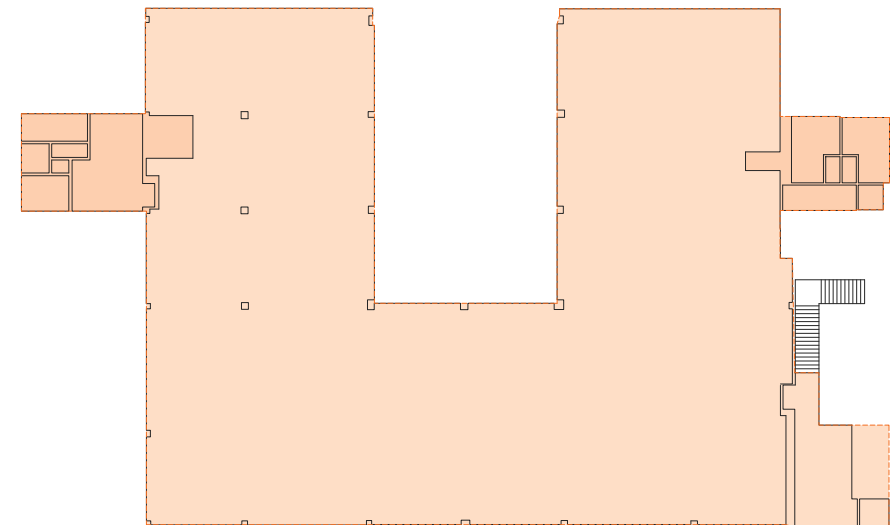
Floorplans

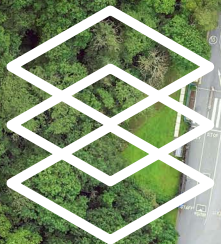


First Floor



Second Floor





On site solar farm

Ashurst

Holmwood

Private Access Road

Parking

Langhurstwood Road

Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP

The Site

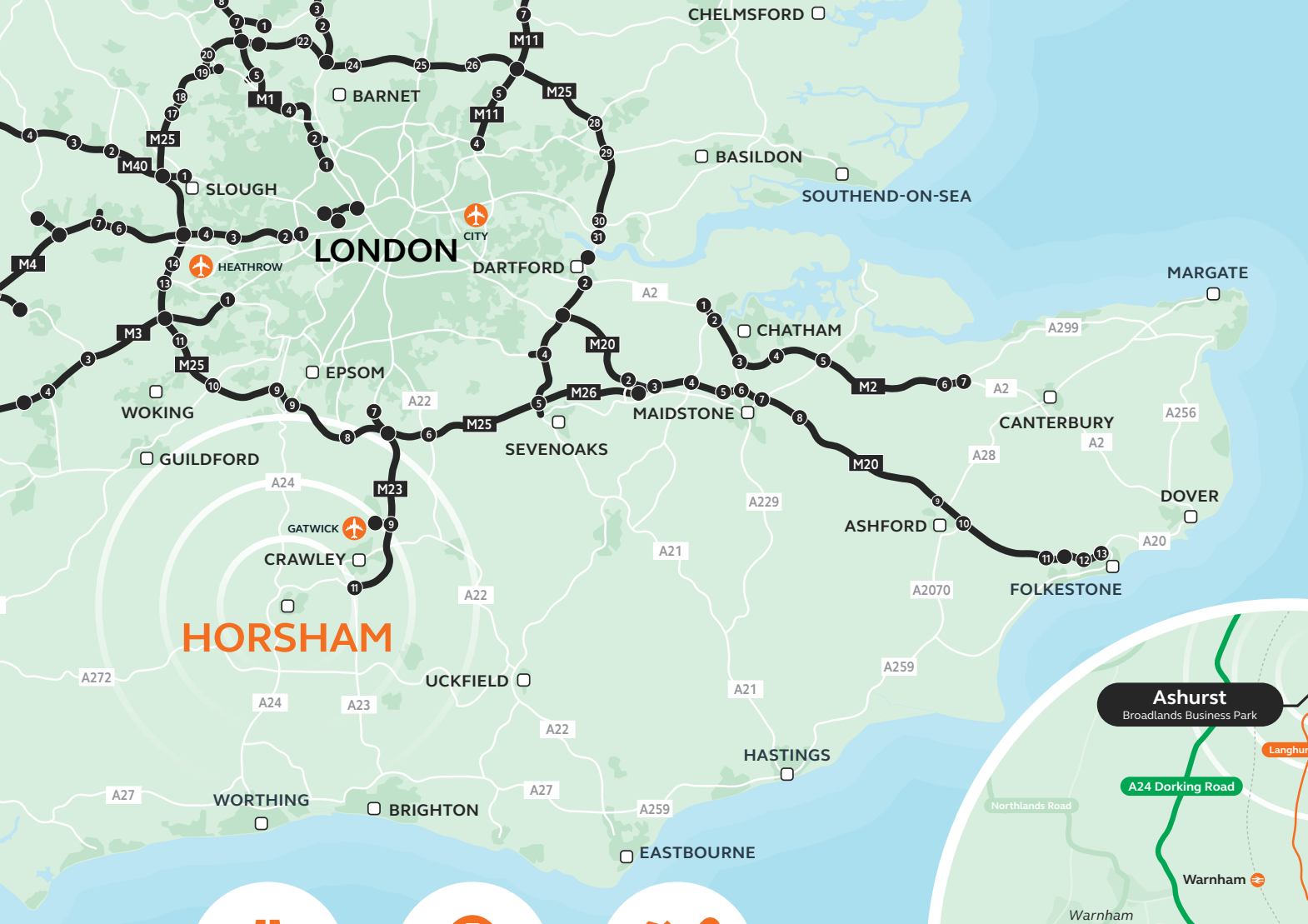
Broadlands Business Park in Horsham is a high quality office development set in a semi-rural location to the north west of the town.

One of its defining features is its landscaped campus environment.

Set within around 23 acres of semi-wooded parkland. Surrounded by countryside, giving a quiet, low-density working environment.

A private access road and well-screened grounds makes it attractive for businesses seeking a campus-style headquarters rather than a town centre office.

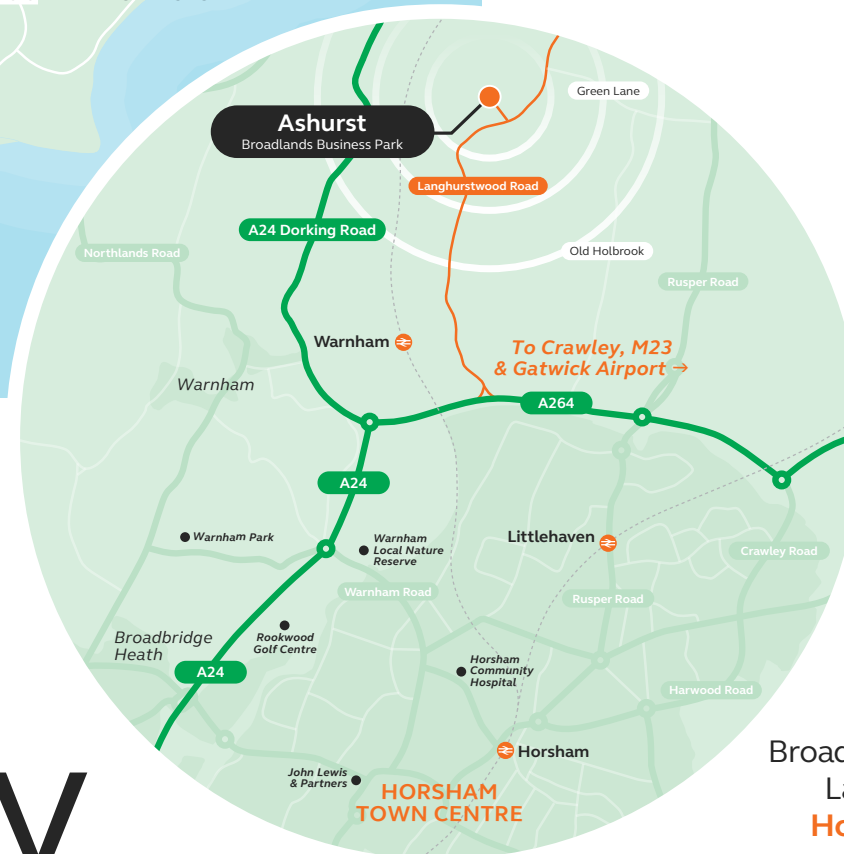
Broadlands Business Park



Horsham is generally considered a strong secondary business location in the South East of England, particularly attractive for SMEs, tech firms, and professional services looking to balance cost with connectivity.

Broadlands Business Park is located in a popular rural position some 3 miles north west of Horsham town centre and approximately 1.25 miles from the A264 northern bypass.

Gatwick Airport is approximately 15 minutes drive with the M23 Junction 11 providing access to the national motorway network some 10 minutes away and London is 2 hour away by train.



Horsham sits in the 'Gatwick Diamond' economic zone, between London and the South Coast

Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP

Location & Connectivity



Further Information

Rent

On Application.

Tenure

Available on new lease(s) on terms to be agreed.

VAT

VAT will be charged on the quoting terms.



Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP

Rates

From April 2026, the following RV's will apply:

Second	£130,000
First	£153,000
Part First	£101,000
Ground & Lower Ground	£257,000

Service Charge

There will be an Estate/Service Charge. Details on application.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The Property has an EPC of B42.



Ashurst

Contacts

For further information
or to arrange a viewing
please contact a member
of our team.

SHW

Adam Godfrey
M: 07889 075457
E: agodfrey@shw.co.uk

Tim Hardwicke
M: 07989 420989
E: thardwicke@shw.co.uk

Laura Thomson
M: 07947 373275
E: lthomson@shw.co.uk



SHW prepare sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller, landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316. July 2026. Designed and produced by Creativeworld T: 01282 858200.

Ashurst
Broadlands Business Park
Langhurstwood Road
Horsham West Sussex
RH12 4QP