

A development by Horsham District Council



Oakhurst Business Park

Units 16-19 Oakhurst Business Park, Wilberforce Way, Southwater Nr Horsham, West Sussex RH13 9RT



A DEVELOPMENT OF 4 NEW OFFICE / BUSINESS UNITS FOR SALE/TO LET

Units from 126.4 sq m (1361 sq ft) to 252.8 sq m (2722 sq ft)

www.oakhurstbusinesspark.co.uk

Situated within the Gatwick Diamond www.gatwickdiamond.co.uk

Oakhurst Business Park

Location

The units are located within Horsham's most recently established Business Park located immediately adjacent to the A24 south-west of Horsham Town. Other occupiers on the Business Park include the headquarters of the RSPCA, Neville & More and MacFarlane Packaging.

Horsham is situated within the Gatwick Diamond. Road communications are excellent with the South Coast, London, Gatwick Airport and the motorway network all being easily accessible.

Description

The units are newly constructed and finished to a high specification providing open plan accommodation on ground and first floors capable of being fitted out to an occupiers requirements.

Amenities

Internally the specification is high with the units finished to office standard benefiting from:

- Double glazing
- Trunking
- Male and Female WCs
- Suspended ceilings
- Carpeting
- Heating
- Generous circulation space
- Externally, on-site car parking is provided.

Accommodation

Each unit has the following approximate floor areas calculated on a net internal basis:

| | NIA | NIA |
|---------|------------|--------------|
| Unit 16 | 126.4 sq m | (1361 sq ft) |
| Unit 17 | 126.4 sq m | (1361 sq ft) |
| Unit 18 | 126.4 sq m | (1361 sq ft) |
| Unit 19 | 126.4 sq m | (1361 sq ft) |

Tenure

The units are available for sale or to let either individually or they can be combined.

Price

| | | | |
|---------|----------|---------|-------------------------|
| Unit 16 | £275,000 | Unit 17 | £275,000 |
| Unit 18 | £275,000 | Unit 19 | SOLD / AVAILABLE TO LET |

Rent

On application.

Planning

The units benefit from full B1 planning consent allowing a range of uses to include office/high tech, studio, laboratory and research & development.

Service Charge

A modest Service Charge shall be payable towards the upkeep of the Estate, further details to be provided in due course.

Rates

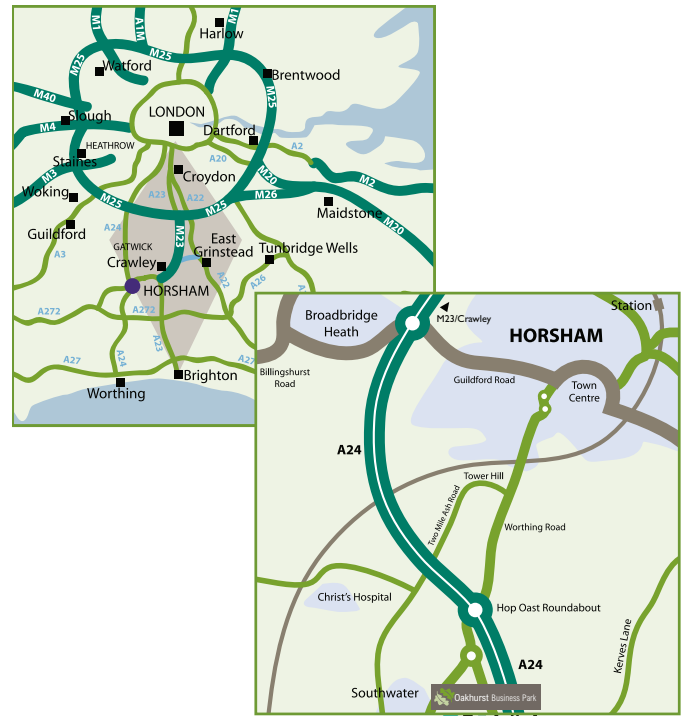
Each unit has a rateable value of £14,750.00. The uniform business rate for 08/09 is 46.2p in the £. Prospective occupiers are advised to contact the local authority for confirmation of the actual amount payable.

VAT

The premises have been elected for VAT purposes and consequently VAT shall be payable where applicable.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing

For further information, or sight of plans and specification, please contact either:

Geoff Hawkins

HORSHAM DISTRICT COUNCIL - Tel: 01403 215484
01403 215486

OR

Adam Walker / Nick Dale

CRICKMAY CHARTERED SURVEYORS - Tel: 01403 264259



**Horsham
District
Council**

