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jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**Under Offer: Modern Business/Warehouse Unit plus mezzanine**

Unit 8 Oakhurst Business Park, Wilberforce Way, Southwater, RH13 9RT



A modern business/warehouse unit with the benefit of ground floor reception/offices and a substantial mezzanine floor, situated on the popular and readily accessible Oakhurst Business Park, just off the A24 to the south east of Horsham.

#### KEY FEATURES

- Modern unit on popular Business Park
- Substantial 950 sq ft mezzanine
- Electric loading door & 3 phase electricity
- 6 parking spaces plus loading
- 2060 sq ft

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LOCATION

The property is situated on the Oakhurst Business Park which is strategically located adjacent to the A24, approximately 3 miles south west of Horsham town centre. Road links to the A29 & A272 are readily accessible and provide easy access to Junction 11 of M23 and Junction 9 of the M25. Gatwick Airport is approximately 12 miles to the north east.

Oakhurst Business Park is a 30 acre park developed in phases over several years to accommodate a range of businesses from multi-national organisations such as the National Headquarters of the RSPCA and Nursing & Hygiene, Volvo and Fire & Risk UK Limited, to local companies.





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PROPERTY DETAILS      Whole Unit      2060 sq ft      (191.38 m2)      **To Let: £15,000 pa**

ACCOMMODATION      The approximate gross internal floor area is as follows:

**Ground Floor**

*Office/Reception: 453 sq ft (42.32 m2)*

*Warehouse: 657 sq ft (61.10 m2)*

**Total: 1,110 sq ft (103.42 m2)**

**Mezzanine: 950 sq ft (88.25 m2)**

TERMS      Available by way of an assignment of the lease.

LEASE      Held on a full repairing and insuring lease for a term to expire on 15 December 2023 at a current rent of **£15,000 per annum exclusive** (without further review).

The lease is NOT contracted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

PREMIUM      A premium payment of £5,000 is required for the benefit of this valuable lease and mezzanine (not rentalised).

SERVICE CHARGE      A nominal service charge will be payable as a contribution towards the general upkeep and maintenance of the Business Park. Further details upon application.

EPC      [Rating E-112 - click here to download](#)

BUSINESS RATES      Rateable Value: £12,500  
Rates Payable: £6,237.50 (2021/22)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Horsham District Council Rates Department on 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.

VAT      VAT will be applicable on the terms quoted.

LEGAL FEES      Each party to be responsible for their own legal fees incurred in the transaction

VIEWING ARRANGEMENTS      Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



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[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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