

Nowhurst Business Park  
Guildford Road  
**Horsham**  
RH12 3PN



**BESPOKE DESIGN & BUILD  
OPPORTUNITY**

Planning Consent for B1c, B2 & B8

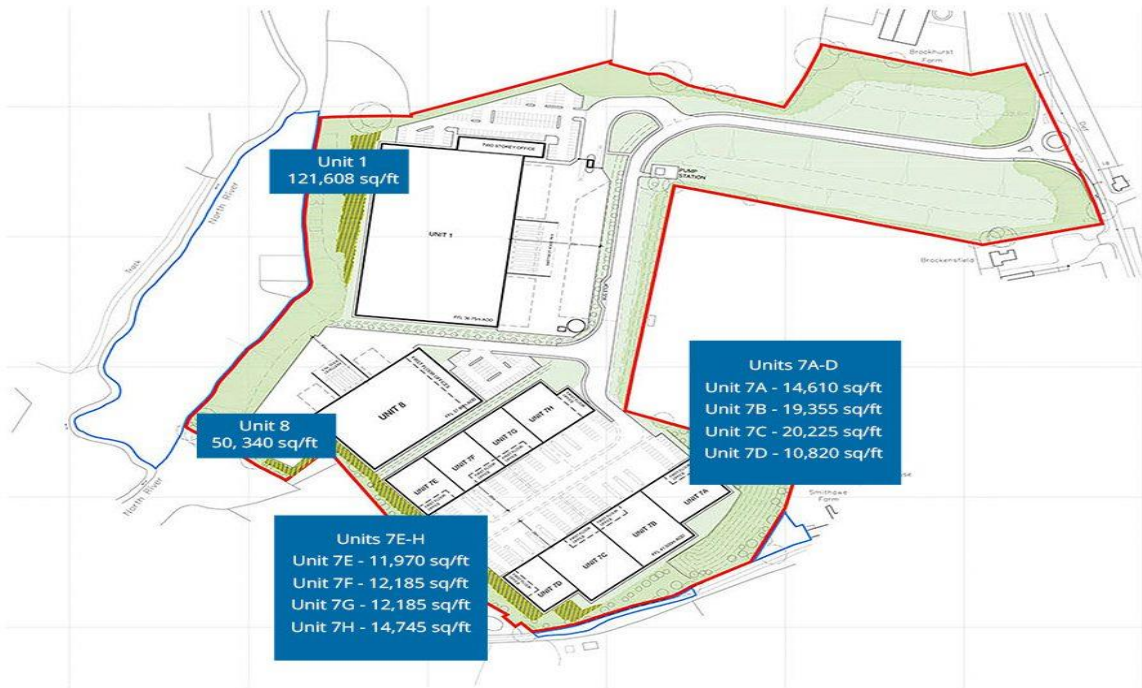
**PRE-LET BASIS**

Up to 290,000 sq ft consented, with  
units available from 12,000 – 120,000 sq ft

Computer generated images



Images for illustration only



## Description

- Nowhurst Business Park is a 27 acre site providing opportunity for bespoke B1 (c), B2 and B8 industrial/warehouse development, available on a pre-let basis.
- Outline Planning consent for the scheme has been granted to provide approx. 290,000 sq ft (26,942 sq m).
- Design and build opportunities are available with units from 12,000 sq ft (1,115 sq m) up to 120,000 sq ft (11,148 Sq m).
- The units are available on a pre-let basis and can be delivered within 9-12 months from date of legal agreement.
- **Demolition and site levelling work commencing Summer 2019.**

<https://www.nowhurstbusinesspark.co.uk/>

## Specification

- 10% first floor fitted offices with gas heating and LED lighting
- Ground floor slab load 35 kn/m<sup>2</sup>
- Maximum eaves 10m
- Insulated steel sheet profile roof
- Double glazed windows
- Insulated sectional overhead loading doors
- Car Parking
- Secure site with 24hr access

# Location



- **Nowhurst Business Park is located directly off the A281, just 2.2 miles from the recently upgraded A24 north/south trunk road.**
- **The town of Horsham is situated just 3 miles to the east, midway between Gatwick and Brighton.**
- **Access to the A23/M23 and Crawley is just 10 miles to the east providing swift access to Gatwick Airport and the M25.**

## Terms

Bespoke design and build opportunities are available on a pre-let basis on terms to be agreed.

### Rent on application.

Completed units will be delivered within 9-12 months from date of legal agreement.

VAT is applicable on any terms quoted.

## Planning

Full information available via Horsham District Council's Planning Portal via Ref. No: DC/17/2131 and Ref. No: DISC/19/0100.

## Viewing

Strictly by appointment only via joint selling agents.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



Computer generated images



## Viewing

Strictly by appointment through the sole agents below.

## Contacts

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### Subject to Contract

Date: May 2019

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