

MADE  
FOR  
TRADE

# BILLINGSHURST ENTERPRISE PARK.



To Let / For Sale Brand New Business Units  
**3,700 - 45,000 sq ft**

Construction Starting  
Imminently

65,490 households  
within 20 minute drive

50% of the scheme  
pre let / under offer

Excellent supply  
of local labour



Computer Generated Image, details may vary



# EXCELLENT SITUATION.

 > 175,000

households within a 20 minute drive

 > 11,868

new homes in total allocated to be built nearby in Draft Local Plan

 **Excellent ESG**

credentials including a Green Energy Grid on the estate



## New cycle path

to be built linking the park with the town



## Billingshurst centre

5 minutes walk



## Billingshurst station

15 minutes walk



## Mainline station

with direct line into London Victoria every 30 minutes



## Established

business park location



## Excellent

supply of local labour



# BILLINGSHURST ENTERPRISE PARK.

## Accommodation

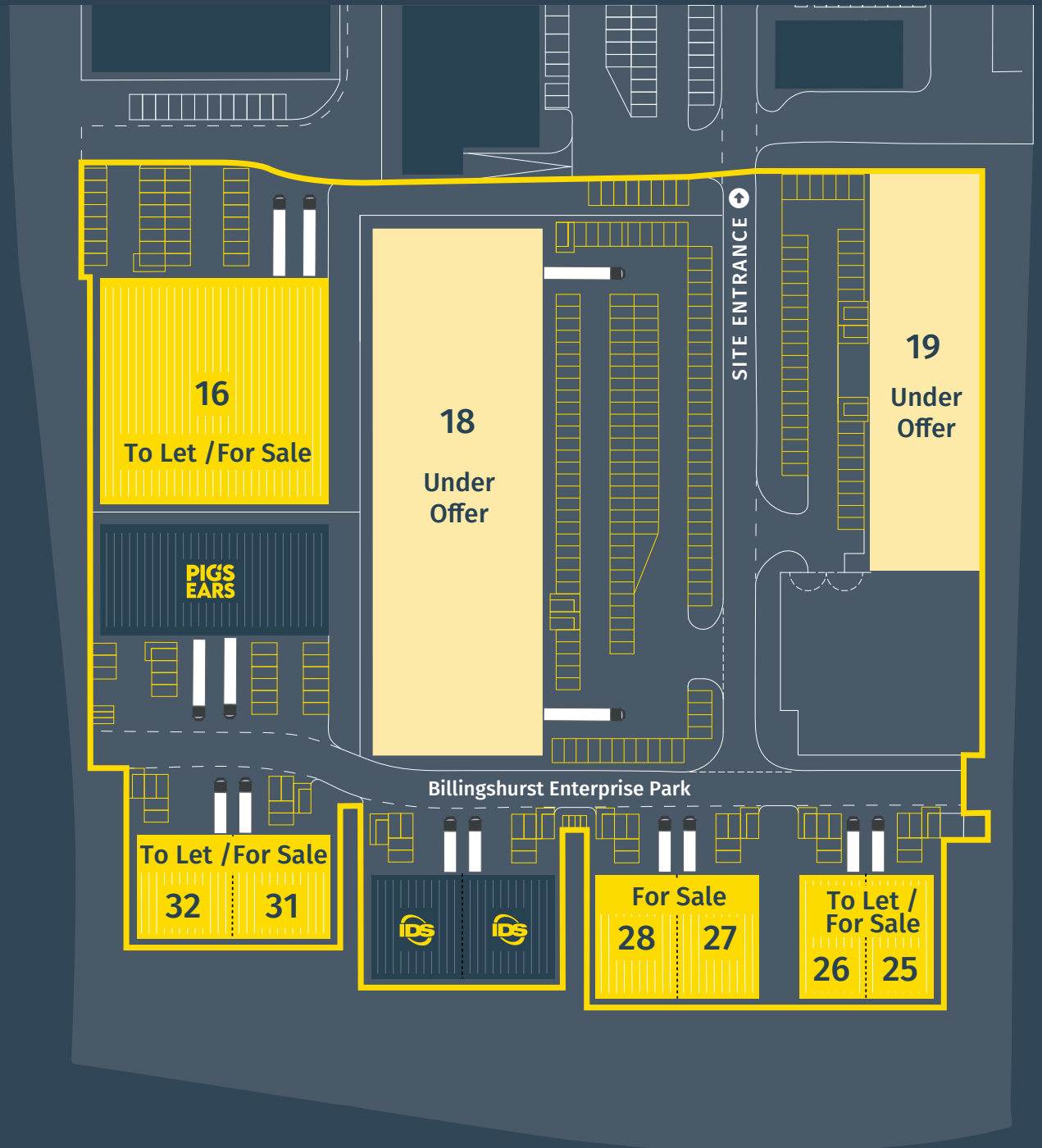
Unit	Warehouse	FF Office	Total
16	21,312 sq ft	3,272 sq ft	24,584 sq ft
17	Let to Pigs Ears Beer		
18	Under Offer		
19	Under Offer		
25	3,358 sq ft	419 sq ft	3,777 sq ft
26	3,358 sq ft	419 sq ft	3,777 sq ft
27	4,133 sq ft	516 sq ft	4,649 sq ft
28	4,133 sq ft	516 sq ft	4,649 sq ft
29	Let to I-D-S		
30	Let to I-D-S		
31	4,068 sq ft	508 sq ft	4,576sq ft
32	4,068 sq ft	508 sq ft	4,576sq ft

↑↓ 6.15m – 15m  
eaves height

⚡ Green  
Energy Grid

✓ Highly  
Specified New Units

⚡ Electric  
Car Charging Points



# STRATEGIC ACCESS

West Sussex, RH14 9HP

Road	Miles
Horsham	7.1
Crawley	15.6
Worthing	18.7
Brighton	26.6
Portsmouth	40.3
London	46.3

Rail	Times
Horsham	10 mins
Crawley	19 mins
Gatwick	29 mins
London Victoria	1 hr 10 mins

Air	Times
Gatwick Airport	31 mins
Heathrow Airport	1 hr 6 mins
Southampton Airport	1 hr 13 mins

Source: Google Maps

 **15 Minutes**

Walk to Billingshurst Town Centre

 **30 Minutes**

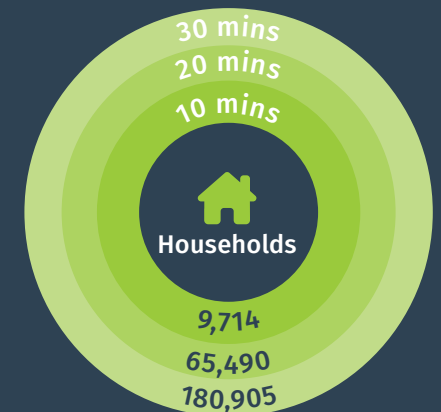
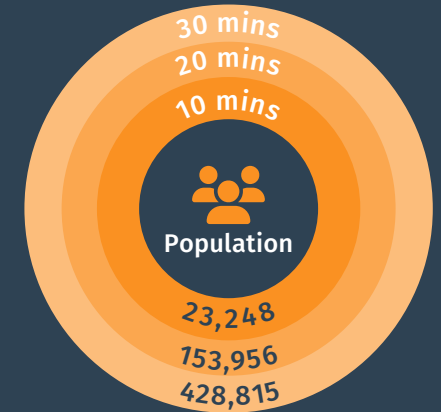
Drive to Junction 11 of the M23 Motorway



**Situated approximately 7 miles to the South West of Horsham.**

Billingshurst is an affluent commuter town which benefits from a growing population and quick links to both the South Coast and southern home counties. Billingshurst Enterprise Park is an established employment hub which can offer occupiers a range of business space.

## Local Statistics



Source: StorePointGeo



# FURTHER INFORMATION

## Rent

Rent on Application.

## Rates

To be reassessed following construction/ refurbishment. Please contact the agents for further information.

## Terms

The units are available by way of new full repairing and insuring leases for a term of years to be agreed. The quoting rents are available upon application to the agents.

## VAT

VAT may be payable on any transaction at the prevailing rate.

## Legal Fees

Each party to bear their own legal costs incurred in any transaction.

## EPC

To be reassessed following construction/ refurbishment.

## Further Information & Viewing

Please contact the agents below:

# DTRE

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DUNMOORE 

[dunmoore.co.uk](https://dunmoore.co.uk)

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