

Audio Park

Horsham RH13 9YT

- › 7 new industrial/warehouse units
- › 8,325 - 33,940 sq ft
- › Planning achieved

For sale/
To let

A development by:
Chancerygate

Available Q2 2025

Audio Park

Strategically located on the A24 dual carriageway, linking major Sussex towns to the M23 & M25.

Positioned within Southwater Country Park with local amenities within walking distance.



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

| Unit | Ground Floor | First Floor | Total |
|--------------|--------------|-------------|----------------|
| 1 | 10,045 | 2,410 | 12,455 |
| 2 | 10,395 | 2,495 | 12,890 |
| 3 | 6,635 | 1,690 | 8,325 |
| 4 | 8,775 | 1,710 | 10,485 |
| 5 | 11,355 | 2,215 | 13,570 |
| 6 | 9,980 | 1,950 | 11,930 |
| 7 | 29,270 | 4,670 | 33,940 |
| Total | | | 103,595 |

Planning Use

Planning achieved for E(g)(iii), B2 and B8.

Terms

Available on a freehold or leasehold basis.

Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Active and passive electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Very Good'
- Targeting EPC A rating
- Internal and external secure cycle parking



HGV drive times

- 1 hour
- 2 hours
- 3 hours
- 4 hours



Previous Chancerygate development



Previous Chancerygate development















Previous Chancerygate development

Industrial and Warehouse Units 1-6

8,325 up to 13,570 sq ft

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

| | | |
|---|---|---|
|  <p>9m minimum clear internal height</p> |  <p>First floor for storage or fitting out as office space</p> |  <p>37.5kN sq m floor loading</p> |
|  <p>Lift Units 1, 2, 5, 6</p> |  <p>Ability to combine units</p> |  <p>Generous parking facilities</p> |
|  <p>Photovoltaic panels</p> |  <p>Landscaped environment</p> |  <p>12 year collateral warranty available</p> |
|  <p>17m yard depths</p> |  <p>Electric loading doors</p> |  <p>Electric car charging points</p> |



Computer Generated Image

Audi@ Park



Previous Chancerygate development



Computer Generated Image




Previous Chancerygate development

Industrial and Warehouse Unit 7

33,940 sq ft

General Specification

Flexible industrial/warehouse unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

| | | |
|--|---|---|
|  <p>12.5m minimum clear internal height</p> |  <p>First floor for storage or fitting out as office space</p> |  <p>50kN sq m floor loading</p> |
|  <p>Lift</p> |  <p>Private gated yard</p> |  <p>Generous parking facilities</p> |
|  <p>Photovoltaic panels</p> |  <p>Landscaped environment</p> |  <p>12 year collateral warranty available</p> |
|  <p>50m yard depths</p> |  <p>Electric loading doors</p> |  <p>Electric car charging points</p> |



Computer Generated Image

Audio Park



Previous Chancerygate development

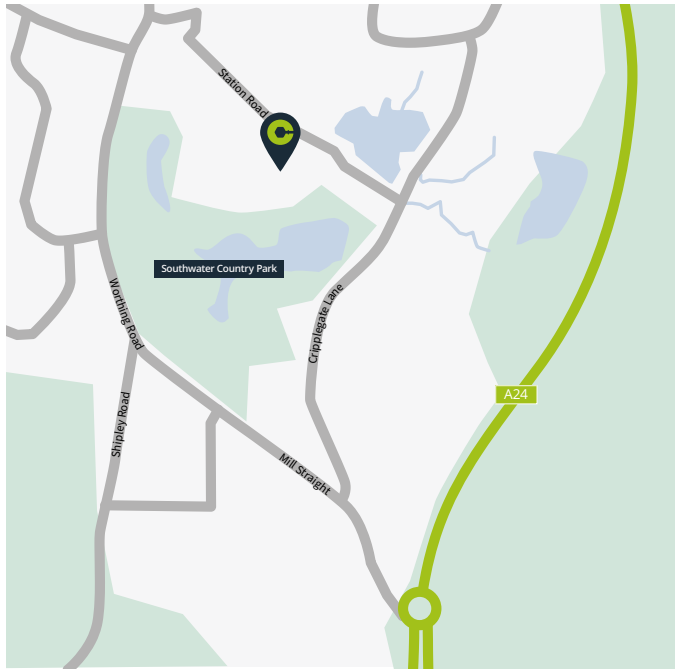


Previous Chancerygate development



Previous Chancerygate development

Audio Park



audiopark.co.uk

Travel Distances

Road:

| | |
|-----------|-----------|
| A24 | 1.5 miles |
| M23 (J11) | 10 miles |
| A27 | 14 miles |
| M25 (J9) | 23 miles |
| M27 (J12) | 44 miles |
| Horsham | 3 miles |
| Crawley | 12 miles |
| Worthing | 16 miles |
| Brighton | 19 miles |
| London | 43 miles |

Airport:

| | |
|----------|----------|
| Gatwick | 20 miles |
| Heathrow | 43 miles |

Rail:

| | |
|-----------------------|---------|
| Horsham Train Station | 4 miles |
|-----------------------|---------|

Port:

| | |
|-------------------------|----------|
| Portsmouth | 45 miles |
| Southampton | 63 miles |
| DP World London Gateway | 65 miles |
| Dover | 97 miles |

Southwater,
Horsham, RH13 9YT

coherent.darts.august

More information available through the joint marketing agents:



Tim Clement 07970 092974
tim.clement@jll.com

Tessa English 07710 059767
tessa.english@jll.com



Stephen Oliver 07786 577323
oliver@graves-jenkins.com

David Bessant 07767 422530
bessant@graves-jenkins.com

A development by:

Chancerygate

Matthew Young 07583 085513
myoung@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, July 2024.

24830.07/24