



Plot 1 – 6.41 acres

Plot 3 – 5.31 acres

Plot 2 – 2.83 acres

For Illustrative Purposes Only

LAND AT NOWHURST BUSINESS PARK, HORSHAM, WEST SUSSEX, RH12 3PN

SUBSTANTIAL OPEN STORAGE / YARD TO LET
2.83 TO 14.55 ACRES (1.15 TO 5.89 HECTARES)



Summary

Rare open storage / yard opportunity in the heart of West Sussex

Available Size 2.83 to 14.55 Acres

- Available for open storage use on terms to be agreed
- Three separate plots available from 2.83 acres
- Suitable for HGV access
- Excellent connectivity to A24
- Existing outline B8 consent
- Private access road
- Numerous specifications of yard/open storage can be accommodated
- Available to let on new full repairing and insuring terms for a term to be agreed
- Rent: Subject to required specification



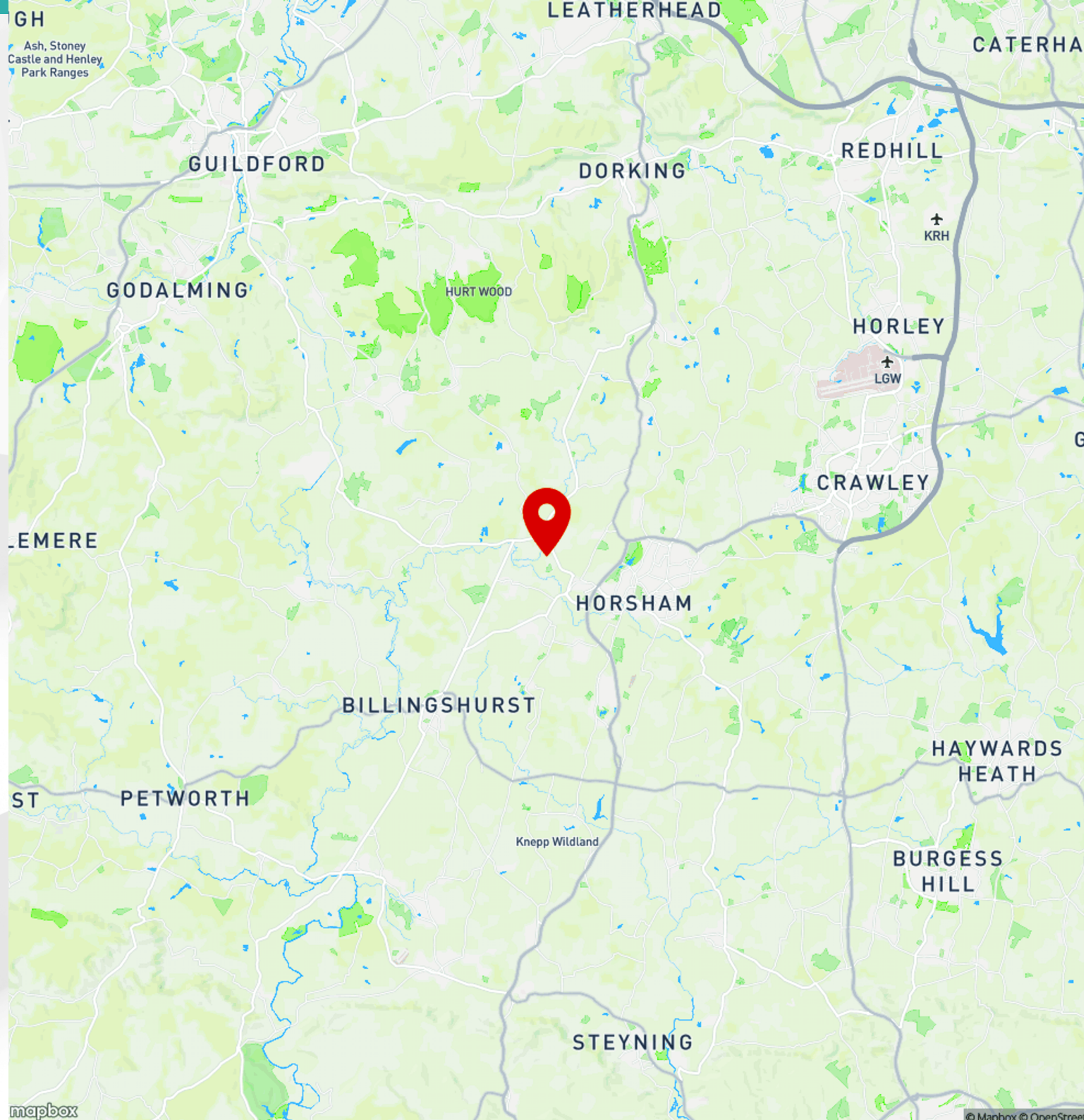
Location



**Land At Nowhurst Business
Park, Horsham, West
Sussex, RH12 3PN**

Horsham is an affluent town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex, England. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the city of Chichester.

The site is strategically located north west of Horsham with accessed directly off the A281 (opposite Farlington school), just 2.2 miles from the recently upgraded A24 north/south trunk road.



Further Details

Description

The site comprises of open storage land of approximately 14.55 acres, available across three plots (2.83, 5.31 and 6.41 acres)

All site levelling and plateau work has been completed. What ground surface treatment is to be put down, will be dependant on each end user/occupier requirement.

All mains services and utilities can be made available and the landlord is prepared to offer bespoke open storage solution for occupiers subject to lease term and covenant.

Accommodation

The accommodation comprises the following areas:

| | Size | Sq ft | Availability |
|--------------|------------|----------------|--------------|
| Plot 1 | 6.41 Acres | 279,219.60 | Available |
| Plot 2 | 2.83 Acres | 123,274.80 | Available |
| Plot 3 | 5.31 Acres | 231,303.60 | Available |
| Total | | 633,798 | |

Rents

Subject to specification and occupier requirements for open storage.

Legal Costs

Each party is to bear their own legal costs.

Business Rates and Utilities

Ingoing occupiers will be responsible for all Business Rates and utilities in connection with the property.

VAT

The property is elected for VAT and will be charged at the prevailing rate.

Planning and Use

The site has outline consent for B1, B2 and B8 consent.

Plots are available on a pre-let basis subject to planning.

Viewings and Further Information

Strictly by appointment with joint sole agents Vail Williams LLP and DTRE.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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Enquiries & Viewings



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