

# HORSHAM



Nowhurst, Nowhurst  
Business Park, RH12 3PN



BESPOKE DESIGN & BUILD OPPORTUNITY

## INDUSTRIAL / WAREHOUSE TO LET

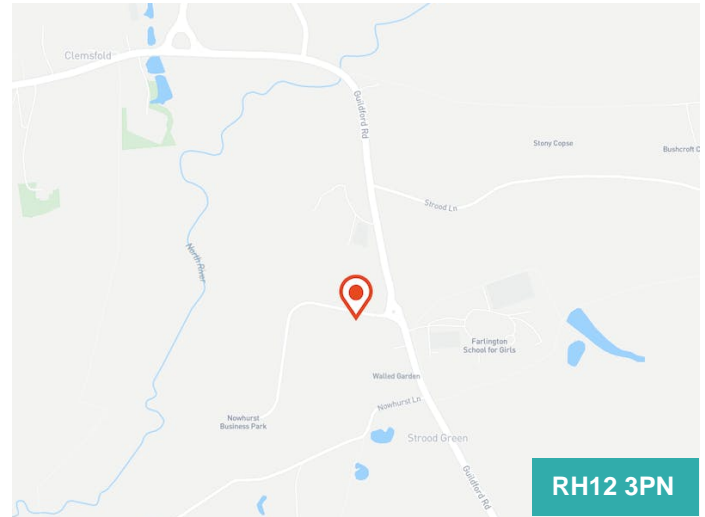
**50,000 TO 120,000 SQ FT**

- 50,000 - 120,000 sq ft
- 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
- Car Parking
- Insulated sectional overhead loading doors

**PRE-LET BASIS**

**Planning Consent for B1c, B2 & B8**

[vailwilliams.com](http://vailwilliams.com)



## Summary

<b>Available Size</b>	50,000 to 120,000 sq ft
<b>Rent</b>	Rent on Application
<b>EPC Rating</b>	Upon Enquiry

## 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. All site levelling and plateau work now completed.

[nowhurstbusinesspark.co.uk](http://nowhurstbusinesspark.co.uk)

## Location

The Nowhurst Business Park is a strategically located industrial development site accessed directly off the A281 (opposite Farlington school), just 2.2 miles from the recently upgraded A24 north/south trunk road.

## Specification

- 10% first floor fitted offices with gas heating and LED lighting
- Ground floor slab load 35 kn/m2
- Maximum eaves 10m
- Insulated steel sheet profile roof
- Double glazed windows
- Insulated sectional overhead loading doors
- Car Parking
- Secure site with 24hr access

## Viewings

Strictly by appointment only via joint selling agents.

## 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.

## 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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