



**UNITS 4 & 5, REDKILN CLOSE, HORSHAM, WEST SUSSEX,
RH13 5QL**

INDUSTRIAL / WAREHOUSE FOR SALE

7,449 TO 17,697 SQ FT (692.03 TO 1,644.11 SQ M)



**Vail
Williams**

Summary

New Build Light Industrial / Warehouse Units – Freehold For Sale

Available Size	7,449 to 17,697 sq ft
Price	Offers in the region of £275 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

- Two brand new-build industrial/warehouse units
- For Sale Freehold
- Unit 4: 10,248 sq ft
- Unit 5: 7,449 sq ft
- Available separately or combined
- Subject to Planning
- On site parking
- Located at end of Redkilyn Close
- Established estate close to Horsham town centre
- 6 metre eaves height (however seeking 7.5m subject to planning consent)



Location



Units 4 & 5, Redkiln Close,
Horsham, West Sussex, RH13
5QL

Horsham is situated approximately 31 miles south west of London, 18 miles north west of Brighton and 26 miles north east of Chichester.

Road communications to the town are provided by the A24 which connects to the north to Junction 8 of the M25 and the A246 which connects to the M23 to the north east at Junction 11. The town has a railway station which provides services to London Victoria with fastest journey time of 1 hour. Horsham is a popular retail centre, established commercial location and a London commuter town which has seen substantial development of new homes in recent years.

The units are located at the cul-de-sac end of Redkiln Close. The surrounding area is an established commercial/ industrial location situated circa 1 mile to the north east of Horsham. Nearby occupiers include Tesco Express, Brewers & Jewsons.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 4	10,248	952.07
Unit - 5	7,449	692.03
Total	17,697	1,644.10

Description

A rare opportunity to acquire 2 new-build light industrial / warehousing units in the Horsham Redkiln Industrial estate, offering modern facilities and high internal eaves height. The units will be built on the site of an existing unit which is due to be demolished and rebuilt to provide two self-contained units, available separately or as a whole. This opportunity is a new build and subject to planning permission being granted. Ideal for businesses seeking premium freehold space with opportunity to tailor requirements to specific user needs.

Tenure

Freehold for sale

Price

Offers invited in region of £275 per sq ft.

Legal Costs

Each party to pay their own legal and professional costs

VAT

May be charged on prices quoted.





Enquiries & Viewings



Steve Berrett

sberrett@vailwilliams.com

07780 324 996

01293 612600



Jake Collins

jcollins@vailwilliams.com

07976256663

01293 612600



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Williams**