

Billingshurst Trade Park.



West Sussex, RH14 9HP

Brand New Trade Counter Development
Last Units Remaining 3,414 - 11,455 sq ft

10 Units Let to National Occupiers

Proposals for over 6,500 new homes in the local area

Traffic flow of 28,000 vehicles on the A29

AVAILABLE
FOR IMMEDIATE
OCCUPATION



Guildford Tyre Co. Ltd



Available Now

billingshursttradepark.com

Billingshurst Trade Park

Billingshurst Trade Park is an exciting new development providing 11 high quality trade counter units, in a fast growing suburban location.



650,000
people live in a 30
minute drive time



12,000
new homes now being
delivered on the doorstep*
*within 10 minutes drive



28,000
vehicles pass the door
every day



5 million
people within 1 hour
drive time

Green Energy Grid.

Billingshurst Trade Park will benefit from the green energy grid (private electricity network) across the entire development allowing all trade park tenants to benefit from low or zero carbon emission electricity. The green energy

grid will allow multiple renewable sources to be used across the estate which could include PV, Battery storage, Anaerobic digestion, as well as others that might be produced in the future and allowing for ultimate future flexibility.

ESG Initiatives.



Green Energy Grid



Cycle Shelters



All Trade Park Units Achieve
EPC Rating of A



New Cycle Path



Low Energy Intelligent
LED Lighting



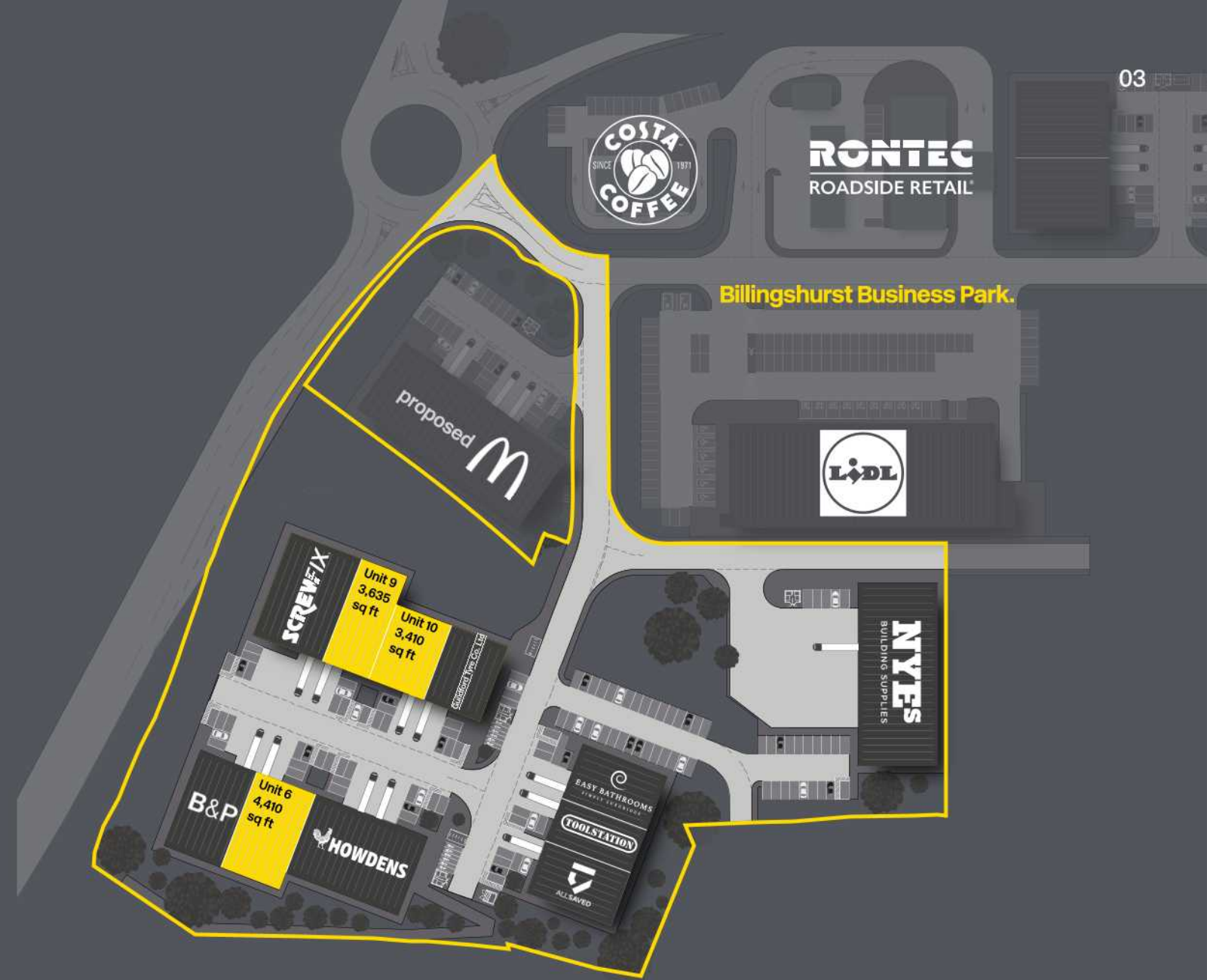
Walkable Distance to
Billingshurst Train Station
and Bus Station



Planted Garden
with Amenity Areas



Each Trade Park Unit Has at
Least One Dedicated Twin
Electric Vehicle Charging Point



Billingshurst Enterprise Park
Units from 3,000 sq ft available

Billingshurst Business Park
Units from 10,000 sq ft available



Warehouse Accommodation. (GIA)

Unit	sq ft	sq m	Unit	sq ft	sq m
1		Easy Bathrooms	8		Screwfix
2		Toolstation	9	3,635	338
3		Allsaved	10	3,410	317
4		Howdens	11		Guildford Tyre Co.
6	4,410	410	14		NYEs
7		Bathroom and Plumbing Superstore			

Specification.



Level Loading
Doors



6.5m Eaves
Height



Allocated Car
Parking



Highly Specified
New Units

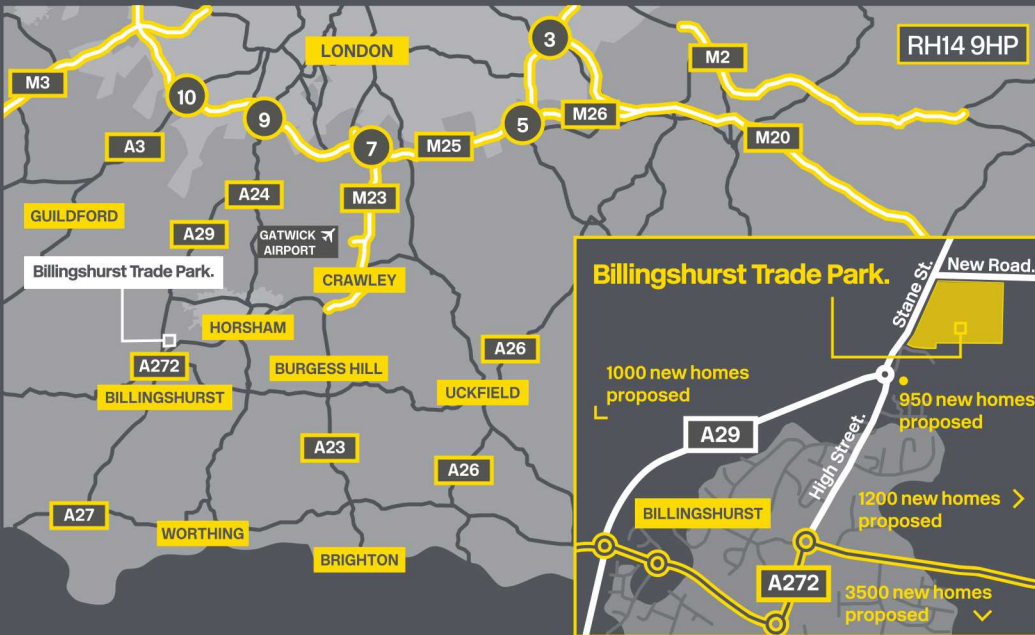


Electric Car
Charging Points



Trade Counter
Provision

Made For Trade.



Location.

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.

Travel Times.

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

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

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



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