



Nowhurst Business Park

Guildford Road, Horsham, RH12 3PN

A new warehouse/logistics development, benefitting from outline consent, situated to the West of Horsham.

10,000 to 120,000 sq ft
(929.03 to 11,148.36 sq m)

- Flexible bespoke designs
- Infrastructure in place
- Modern designs
- Up to 10m eaves
- Secure estate
- Quick access to South Coast

Nowhurst Business Park, Guildford Road, Horsham, RH12 3PN

Summary

Available Size	10,000 to 120,000 sq ft
Rent	£12 - £13 per sq ft
EPC Rating	Upon Enquiry

Description

Nowhurst Business Park offers the opportunity for bespoke design and build commercial property units to meet occupier business needs. With planning consent secured to provide B1(c), B2 and B8 uses, industrial/warehouse development preparatory work is in hand to provide fully serviced sites ready to match the local and regional demand.

The 27 acre site is located near Horsham with direct access onto the A281. The business park will provide approximately 290,000 sq ft (26,827sq m) of net development area over a multitude of units with a max eaves height of 10m. Design and build opportunities on this site are available for industrial processes, general industrial or warehouse, storage and distribution buildings with unit sizes from 12,000 sq ft (1,115 sq m) up to 120,000 sq ft (11,148 Sq m).

Completed buildings are available on a pre-let basis and will be delivered within 9-12 months from date of legal agreement.

Location

The town of Horsham is situated just 3 miles to the east, midway between Gatwick and Brighton and approximately 40 miles South East of London. Access to the A23/M23 and Crawley is just 10 miles to the east providing swift access to Gatwick Airport and the M25.

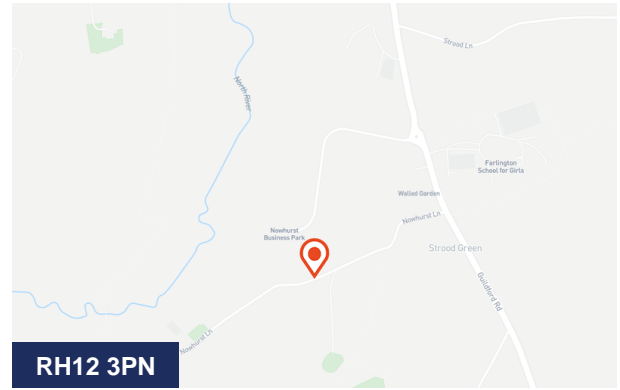
Within a one hour drive of Nowhurst Business Park:

- Gatwick Airport - 19.4 miles
- M25 J11 - 9.7 miles
- Worthing - 22 miles
- Guildford - 17.5 miles
- Horsham - 3.9 miles
- Crawley - 10.6 miles

Specification

The scheme will be served by all main utilities including gas, electricity and water. Units will be of steel frame construction built to the following minimum specification;

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



Viewing & Further Information

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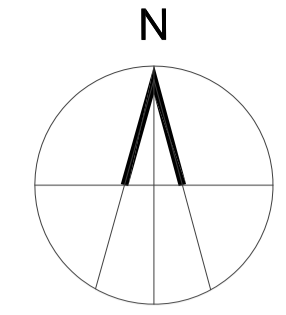
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01 INDICATIVE SITE LAYOUT
43 1:1250

NOTES:
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BASED ON:
LASER SURVEY'S
TOPOGRAPHICAL SURVEY & UNDERGROUND SERVICE TRACE DRAWING.
REF: 3794/1.
DATED: MAY 2007.

KEY
 PROPOSED LANDSCAPED ZONE ON THE ORIGINAL PARAMETERS PLAN (30853-PL-05)
 ADDITIONAL PROPOSED LANDSCAPED ZONE

AREA SCHEDULE

GIA	sgm	sqft
1		
Unit	10,401	111,953
Offices	897	9,655
Sub total	11,298	121,608
TOTAL UNITS 1-6	11,298	121,608
7A		
Unit	1,201	12,930
Offices	156	1,680
Sub total	1,357	14,610
7B		
Unit	1,642	17,675
Offices	156	1,680
Sub total	1,798	19,355
7C		
Unit	1,726	18,580
Offices	156	1,680
Sub total	1,882	20,260
7D		
Unit	849	9,140
Offices	156	1,680
Sub total	1,005	10,820
7E		
Unit	956	10,290
Offices	156	1,680
Sub total	1,112	11,970
7F		
Unit	1,040	11,195
Offices	156	1,680
Sub total	1,196	12,875
7G		
Unit	976	10,505
Offices	156	1,680
Sub total	1,132	12,185
7H		
Unit	1,199	12,905
Offices	171	1,840
Sub total	1,370	14,745
TOTAL UNITS 7A-7H	10,852	116,820
8		
Unit	4,159	44,765
Offices	518	5,575
Sub total	4,677	50,340
TOTAL UNIT 8	4,677	50,340
FINAL TOTAL	26,827	288,768
SITE AREA	11.065 Ha	27.34 acres

REV	DATE	NOTE	DRAW	CHK



CHARTERED ARCHITECTS
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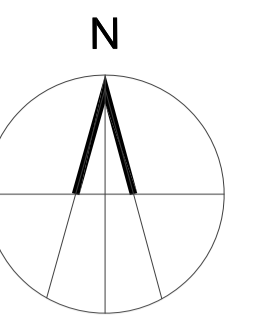
TITLE
**NOWHURST BUSINESS PARK
HORSHAM**
DRAWING
INDICATIVE SITE LAYOUT PLAN
CLIENT
NORMAN MARSHALL LTD

DATE
NOV 2017
SCALE
1:1250@A1
DRAWN
PF
STATUS
FEASIBILITY
CHECKED
MT/GZ

DRAWING NUMBER
30853-FE-43



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AREA SCHEDULE			
GA	sqm	sqft	
1			
Unit	3,484	37,505	
Offices	308	3,315	
Sub total	3,792	40,820	
2			
Unit	1,941	20,891	
Offices	187	2,015	
Sub total	2,128	22,906	
3			
Unit	579	6,236	
Offices	112	1,205	
Sub total	691	7,441	
4			
Unit	1,479	15,921	
Offices	171	1,840	
Sub total	1,650	17,761	
5			
Unit	1,386	14,811	
Offices	156	1,680	
Sub total	1,541	16,591	
6			
Unit	1,597	17,187	
Offices	156	1,680	
Sub total	1,753	18,867	
TOTAL UNITS 1-6	11,555	124,386	
7A			
Unit	1,201	12,930	
Offices	156	1,680	
Sub total	1,357	14,610	
7B			
Unit	1,642	17,675	
Offices	156	1,680	
Sub total	1,798	19,355	
7C			
Unit	1,726	18,580	
Offices	156	1,680	
Sub total	1,882	20,260	
7D			
Unit	849	9,140	
Offices	156	1,680	
Sub total	1,005	10,820	
7E			
Unit	956	10,290	
Offices	156	1,680	
Sub total	1,112	11,970	
7F			
Unit	1,040	11,185	
Offices	156	1,680	
Sub total	1,196	12,875	
7G			
Unit	976	10,505	
Offices	156	1,680	
Sub total	1,132	12,185	
7H			
Unit	1,199	12,900	
Offices	171	1,840	
Sub total	1,370	14,745	
TOTAL UNITS 7A-7H	10,852	116,820	
8			
Unit	1,013	10,806	
Offices	98	1,059	
Sub total	1,211	13,035	
9			
Unit	800	8,610	
Offices	125	1,345	
Sub total	925	9,955	
10			
Unit	474	5,100	
Offices	87	935	
Sub total	561	6,035	
11			
Unit	681	7,330	
Offices	113	1,215	
Sub total	794	8,545	
12			
Unit	374	4,005	
Offices	70	755	
Sub total	444	4,760	
13			
Unit	573	6,170	
Offices	118	1,270	
Sub total	691	7,440	
TOTAL UNITS 8-13	4,626	49,790	
FINAL TOTAL	27,033	290,996	
SITE AREA	11,065	119,273	

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 44 1:1250

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30853-FE-44