



FOR SALE

FULLY FITTED & RACKED SELF-CONTAINED HIGH QUALITY WAREHOUSE
39,117 SQ FT (3,634 SQ M) ON A 1.98 ACRE SITE











CHARWOOD HOUSE

DESCRIPTION

Charwood House offers a rare freehold opportunity to purchase a high quality distribution warehouse on the established Oakhurst Business Park.

Built in 2010 on a 1.98 acre site the building comprises a high bay (10m) eave warehouse along with Grade A offices and ground floor showroom arranged over 3 floors. The building offers ample ground level parking and yard space and includes a 20 space basement carpark with a lift providing direct access into the warehouse.

AMENITIES

-  Min 10m eaves (11.5m max)
-  2 surface level access doors
-  Secure yard
-  High quality Grade A air conditioned offices and showroom
-  27 car parking spaces and 15 van spaces in the rear yard
-  13 surface and 20 basement customer focused car spaces
-  3 phase power
-  Water

SITE AREA

The site extends 1.98 acres (0.80 hectares) reflecting a site cover of 36.5% and comprises a corner plot frontage.



Eaves 10 m (min)
11.5 m (max)



EPC rating



Grade A
Accommodation



Air Conditioning



Showroom



2 surface level
loading doors



Kitchen



Racking



Mezzanines



Secure yard



3 phase power



Parking spaces

ACCOMMODATION

The unit has the following gross internal area

	SQ FT	SQ M
GROUND FLOOR WAREHOUSE	22,327	2,074.25
GROUND FLOOR SHOWROOM/OFFICES	6,700	622.45
FIRST FLOOR OFFICES	5,041	468.31
SECOND FLOOR OFFICES	5,049	469.05
TOTAL	39,117	3,634.09
FIRST FLOOR MEZZANINE	8,361	776.73
SECOND FLOOR MEZZANINE	11,466	1,065.25
MEZZANINE TOTAL	19,827	1,841.99
GRAND TOTAL	58,944	5,476.08









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LOCATION

The unit is situated on the established Oakhurst Business Park which is well located adjacent to the A24 approximately 3 miles south west of Horsham town centre.

360 Panorama <https://panoraven.com/en/embed/hQYK1gwR8v>



DISTANCE

	Miles
Gatwick Airport	12
Burgess Hill	16
Worthing	18
M23 J11	15
M25 J9	20
Brighton	24





CHARWOOD HOUSE

PRICE

Offers in the region of £7,000,000 plus VAT.

RATES

Rateable Value of the property is £380,000 (2023).

SERVICE CHARGE

No estate charge applicable.

VAT

The property is elected for VAT and therefore VAT will be payable on top of the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



CHARWOOD HOUSE

IMPORTANT INFORMATION

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.

All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

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