

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**FOR SALE**

**FULLY FITTED & RACKED SELF-CONTAINED HIGH QUALITY WAREHOUSE  
39,144 SQ FT (3,637 SQ M) ON A 1.98 ACRE SITE**

**Charwood House, Oakhurst Business Park, Wilberforce Way, Southwater, West Sussex,  
RH13 9RT**

**DESCRIPTION**

Modern self-contained warehouse/light industrial unit with high bay warehouse and fully fitted offices.

The unit is also fully fitted with narrow aisle racking and ready to occupy.

**LOCATION**

The unit is situated on the established Oakhurst Business Park which is well located adjacent to the A23 approximately 3 miles south west of Horsham town centre.

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

**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

**PRICE**

Offers in the region of £7,950,000 plus VAT.

**RATES**

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

**SERVICE CHARGE**

A service charge is payable for the upkeep of the common estate road.

**VAT**

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

**LEGAL COSTS**

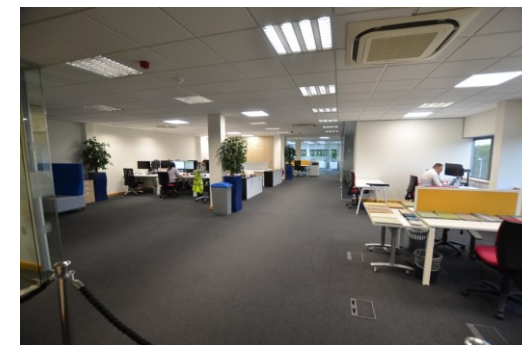
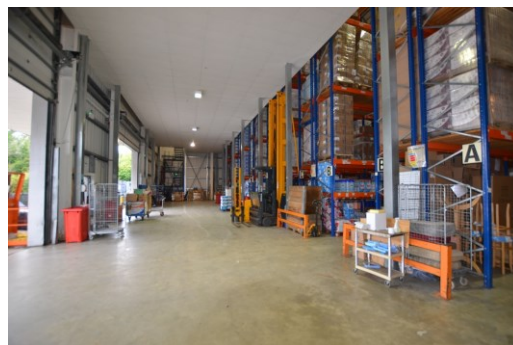
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of B.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	24,013	2,230.85
Ground Floor Showroom/Offices	5,041	468.31
First Floor Offices	5,041	468.31
Second Floor Offices	5,049	469.05
<b>TOTAL</b>	<b>39,144</b>	<b>3,636.62</b>
First Floor Mez	8,361	776.73
Second Floor Mez	11,466	1,065.25
<b>MEZ TOTAL</b>	<b>19,827</b>	<b>1,841.98</b>
<b>TOTAL</b>	<b>58,971</b>	<b>5,478.60</b>



**VIEWINGS – 01293 441300**

**Tim Hardwicke**

t: 01293 441 305

e: thardwicke@shw.co.uk

**James Clement**

t: 01293 441 329

e: jclement@shw.co.uk



twitter - @SHWProperty



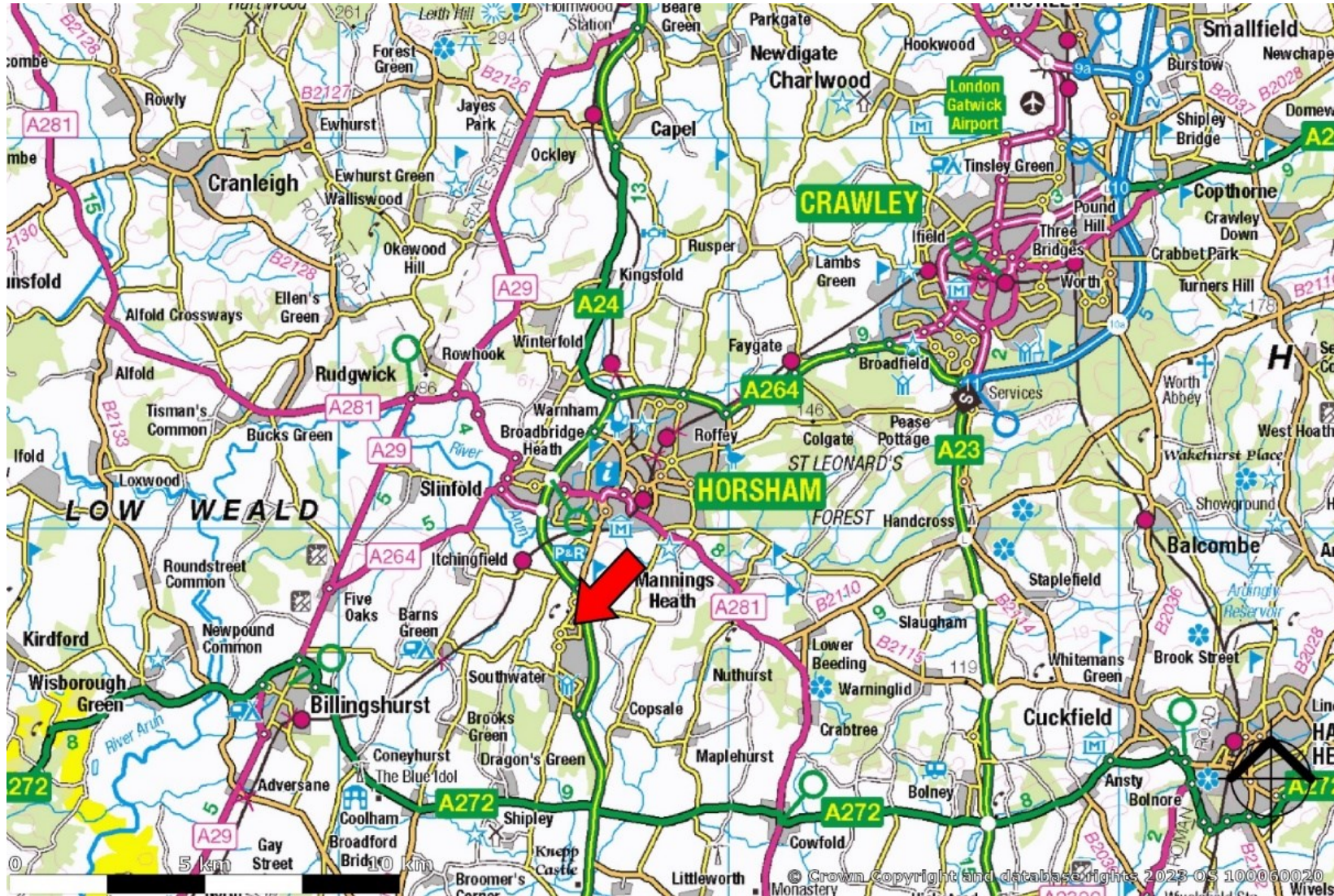
LinkedIn - SHW Property



Instagram – SHW Property

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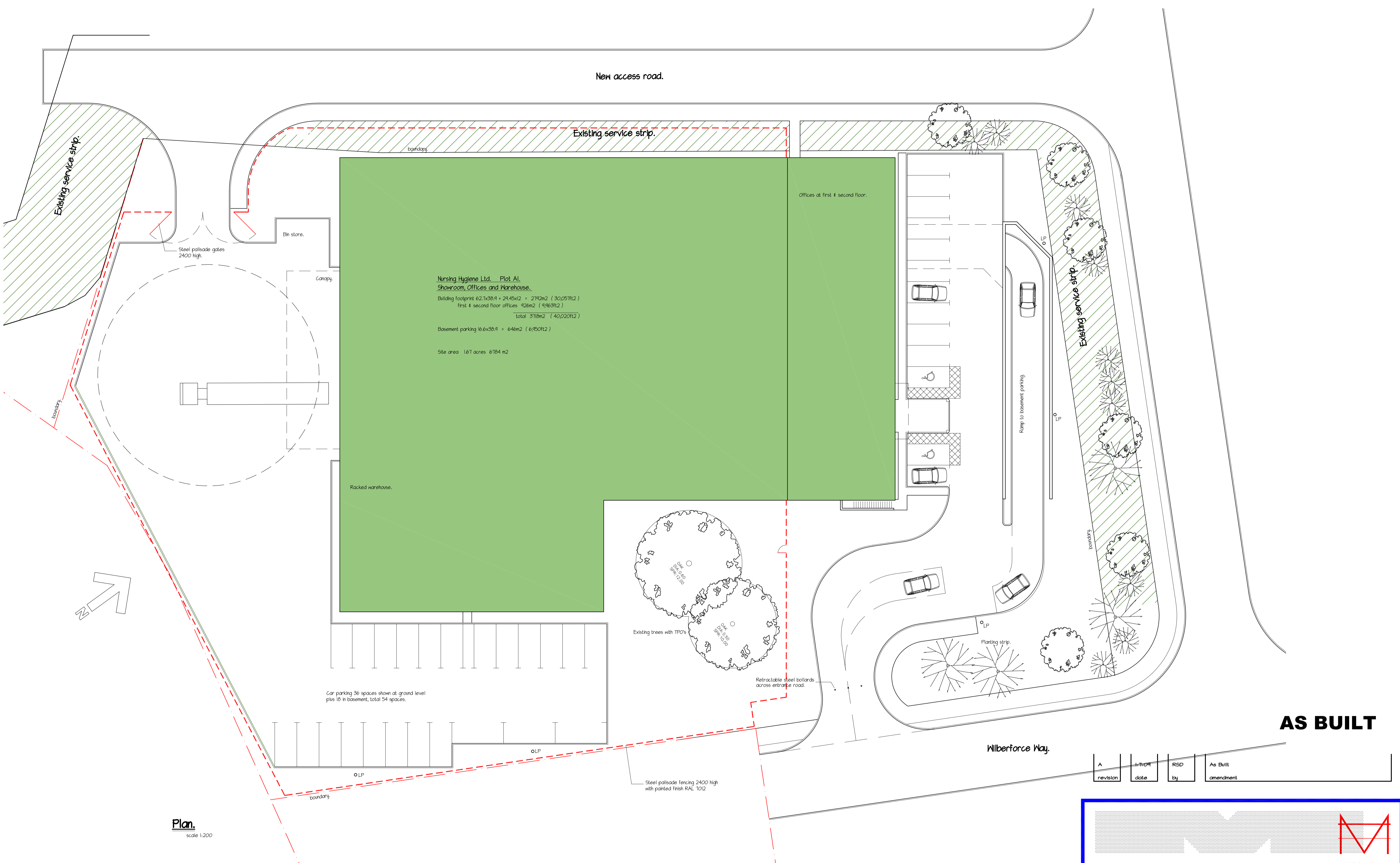


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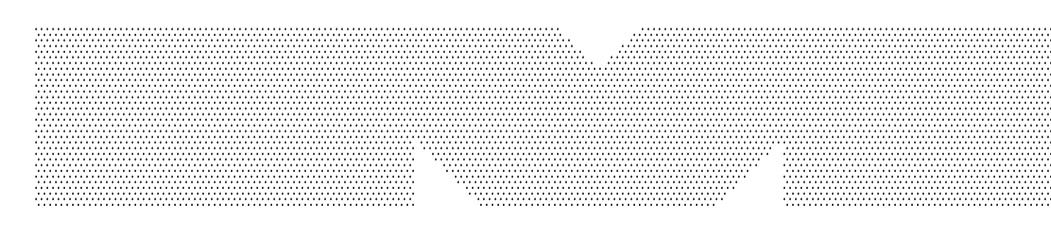
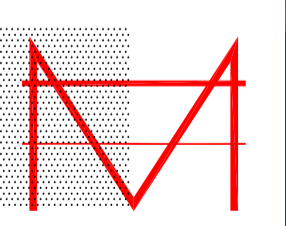


Nursing Hygiene Ltd. Plot A1.  
 Showroom, Offices and Warehouse.  
 Building footprint 62.7x38.9 + 24.45x12 = 2742m<sup>2</sup> (30,05TH12)  
 First & second floor offices 426m<sup>2</sup> (4,963H12)  
 Total 3168m<sup>2</sup> (40,020H12)  
 Basement parking 16.6x38.9 = 646m<sup>2</sup> (6,950H12)  
 Site area 1.67 acres 6784 m<sup>2</sup>

**AS BUILT**

**Plan.**  
 scale 1:200

A	11/10/11	RSD	As Built
revision	date	by	amendment

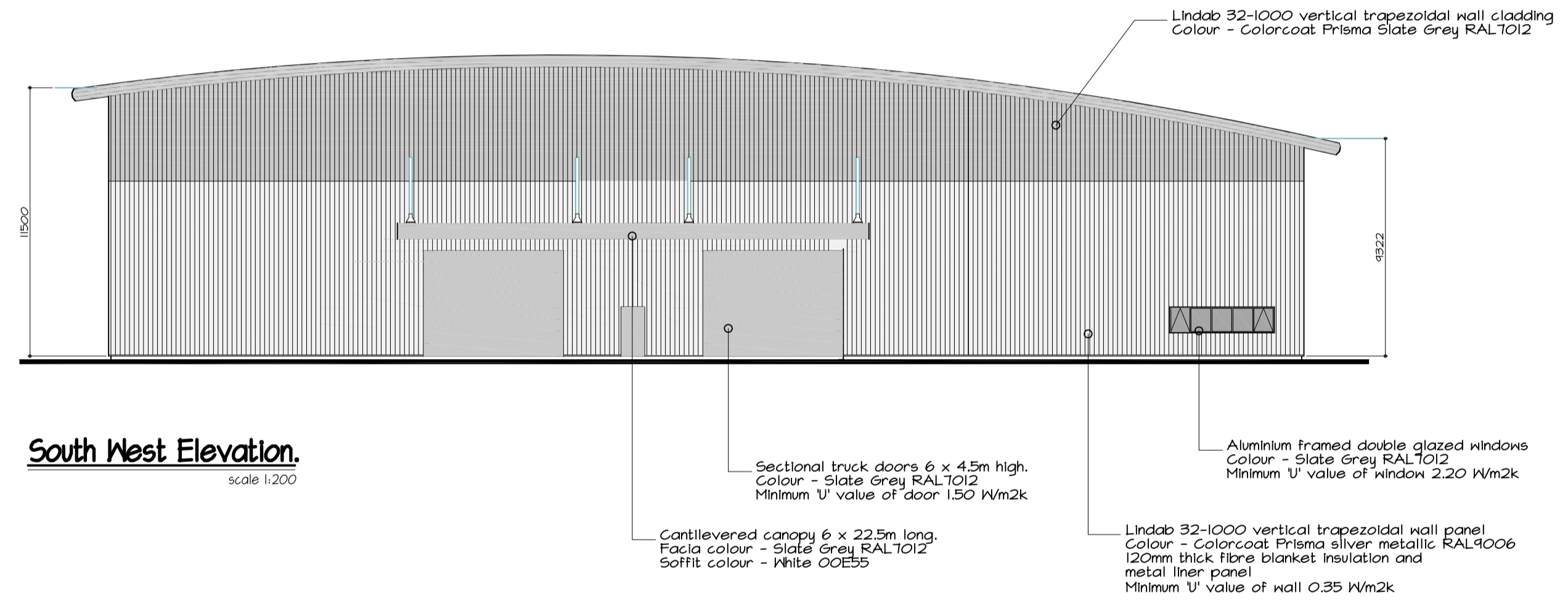
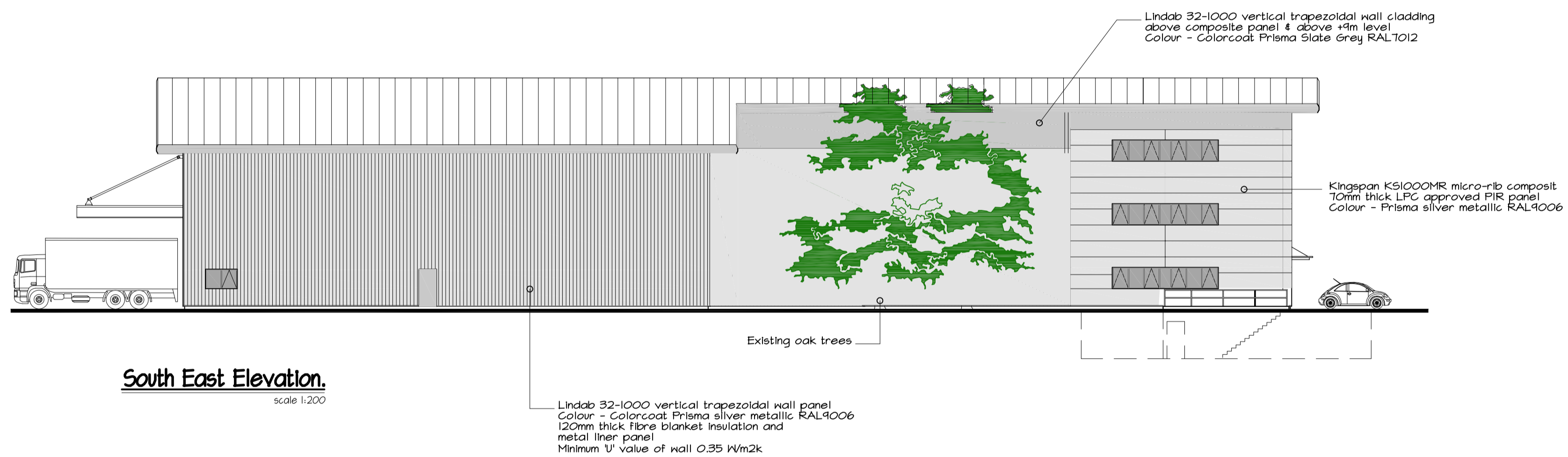
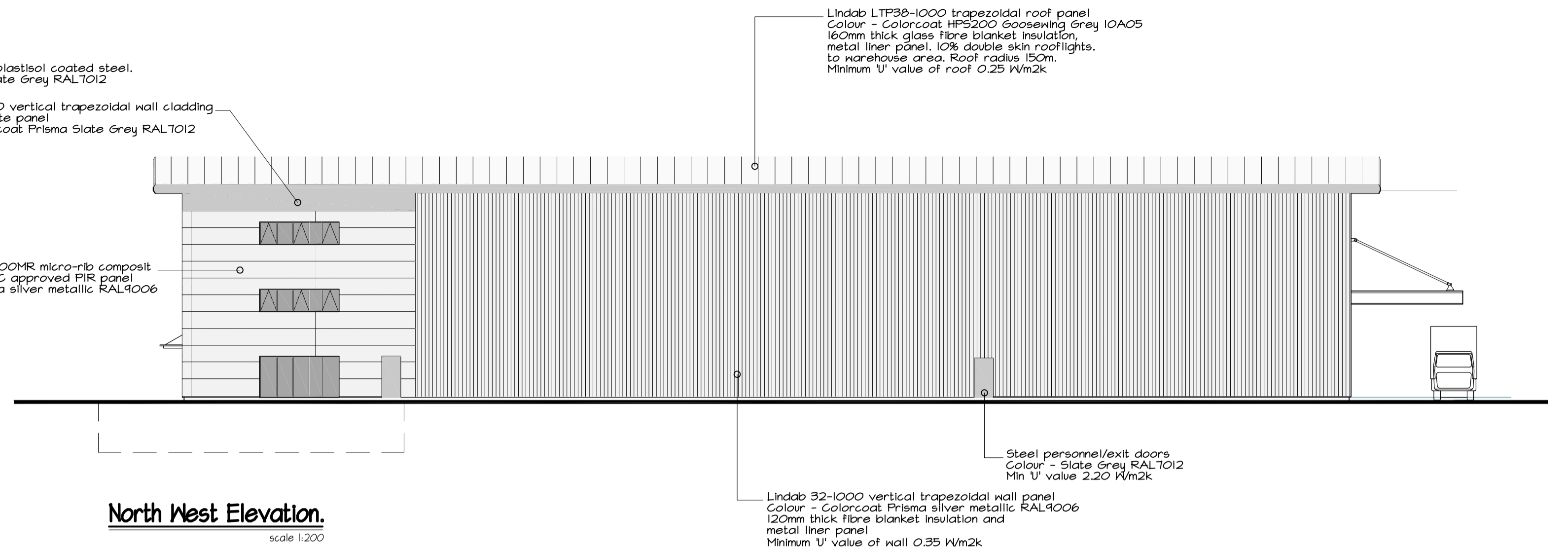
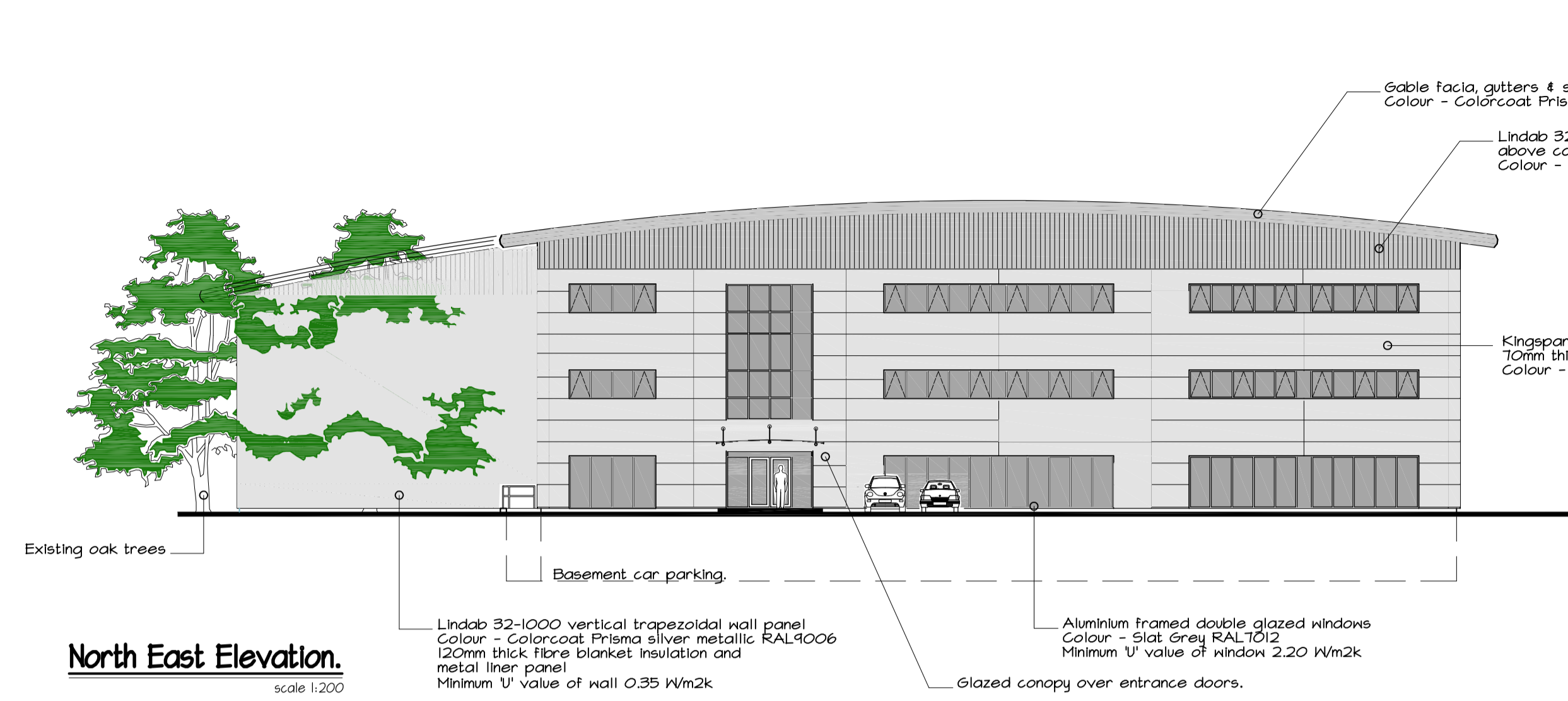
**Romy House, 159-167 Kings Road, Brentwood, Essex CM14 4EG**

project title  
**Development for Nursing Hygiene.  
 Oakhurst Business Park, Horsham, RM13 9RT.**

drawn by: RSD  
 date: 24.11.08  
 scale: 1:200 @ A1

drawing no.: **MDG157 : 102 A**

Tel: 01277 234500  
 Fax: 01277 260085



**AS BUILT**

revision	date	by	amendment
C	1.7.09	RSD	As Built
B	13.10.08	RSD	Further modification of building colours.
A	23.9.08	RSD	Windows to warehouse office added to south east & west elevations. Canopy extended to 6m projection truck doors increased in width. Building colours amended.

**Romy House, 159-167 Kings Road, Brentwood, Essex CM14 4EG**

project title

**Development for Nursing Hygiene  
Oakhurst Business Park, Horsham, RH13 9RT.**

drawing title

Elevations.

**MITCHELL**  
DESIGN AND  
CONSTRUCT  
LIMITED

Tel: 01277 234500  
Fax: 01277 260085

drawn

RSDiebellus

date

24.1.08

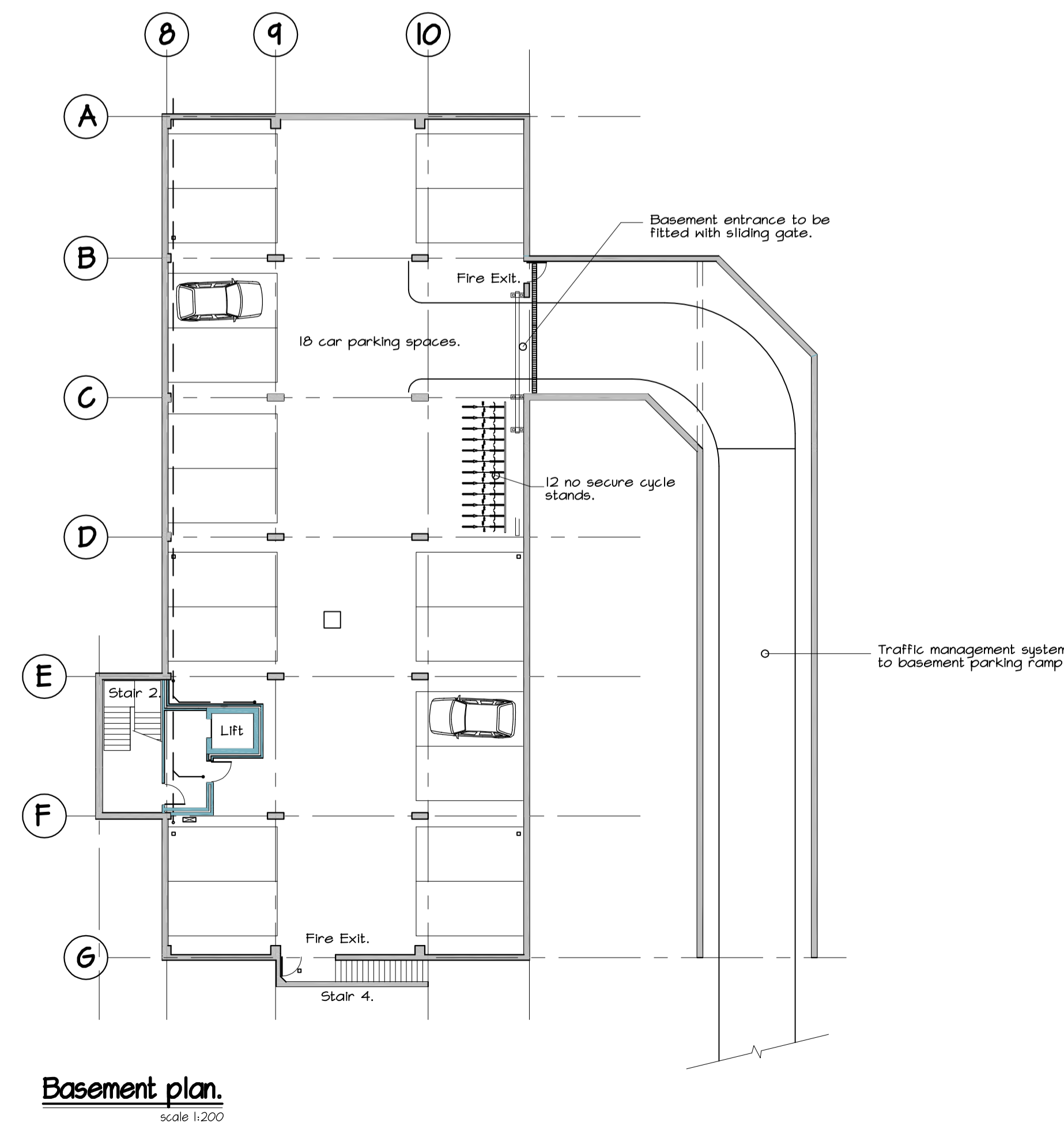
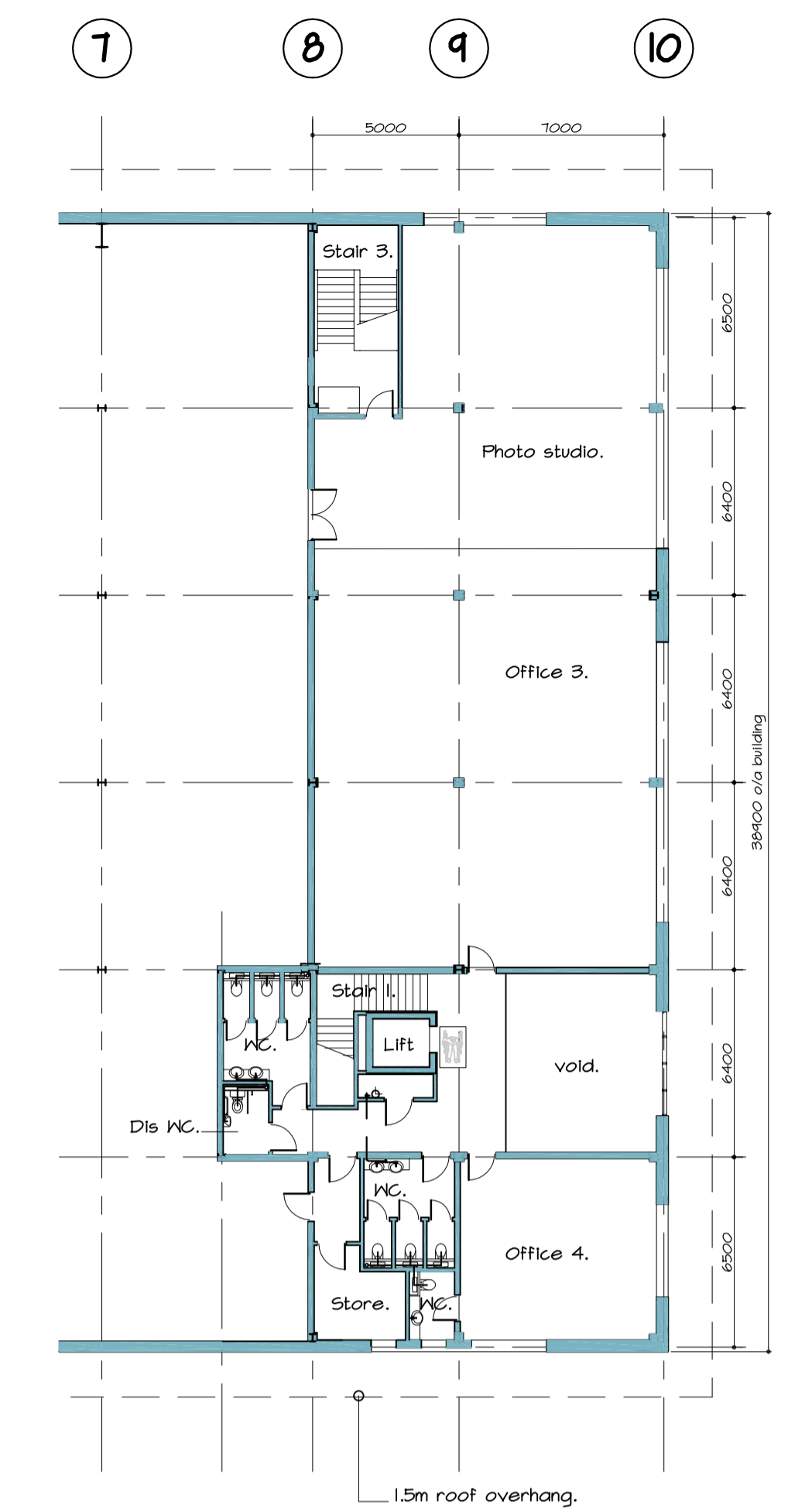
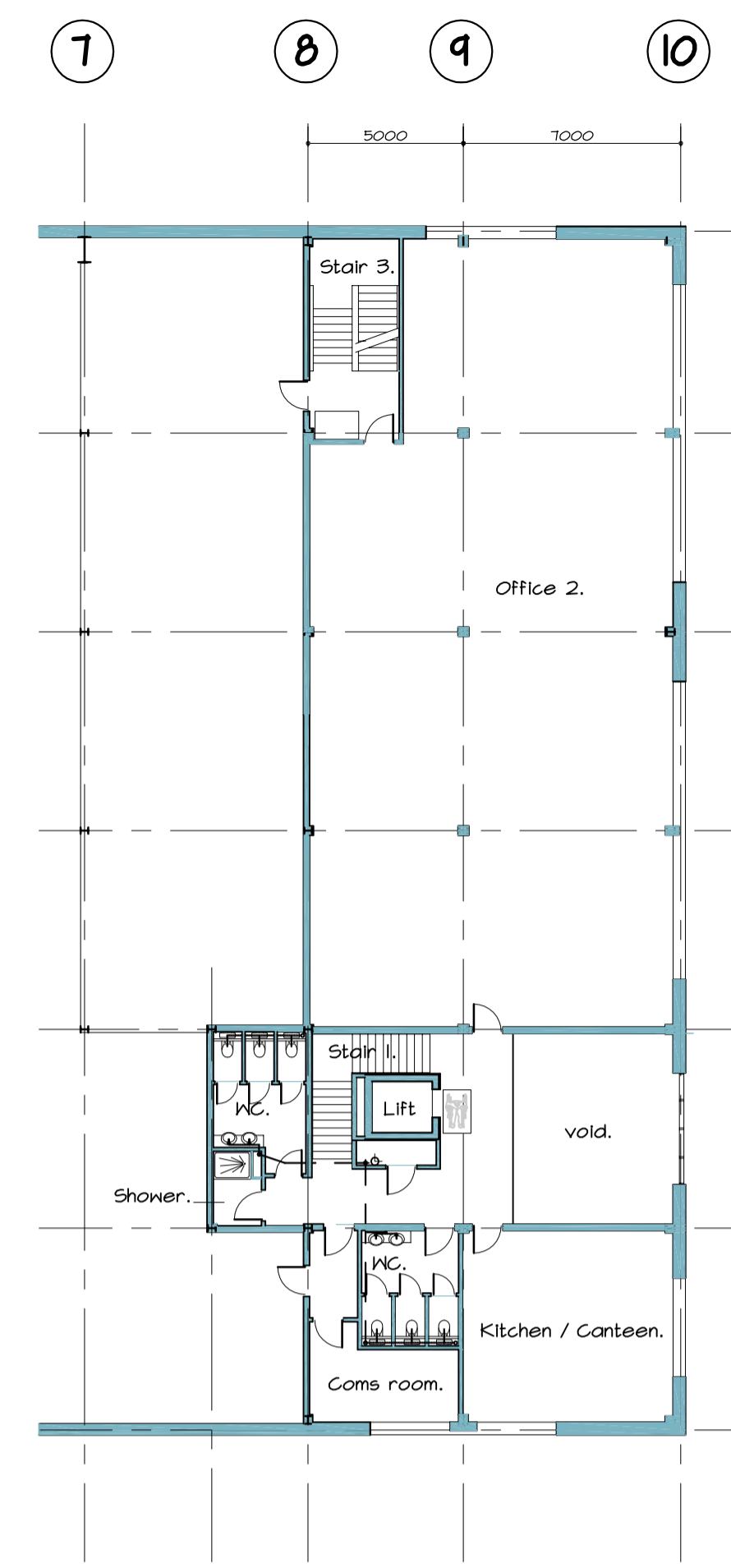
scale

1:200 @ A1

drawing no.

**MDCI57 : 103 C**





**AS BUILT**

revision	date	by	amendment
D	1.7.04	RSD	As Built
C	30.3.04	RSD	WC added second floor, adjacent Office 4.
B	3.3.04	RSD	First & second floor WC in bay 8/4 mirrored.
A	27.2.04	RSD	Updated

**MITCHELL**  
DESIGN AND  
CONSTRUCT  
LIMITED

Tel: 01277 234500  
Fax: 01277 260085

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project title  
**Development for Nursing Hygiene.  
Oakhurst Business Park, Horsham, RH13 9RT.**

drawing title <b>Floor plans.</b>	drawn RSDiebelius	date 24.11.08	scale 1:200 @ A1
drawing no. <b>MDCI57 : 105 D</b>			