



WAREHOUSE ON NIGHTINGALE ROAD

HORSHAM RH12 2NW /// hears.upper.spill

TO LET
5,590 SQ FT
WAREHOUSE UNIT,
WITH 220 SQ FT
LAND FOR PARKING



SPACE TO THRIVE @

WAREHOUSE ON **NIGHTINGALE ROAD**

A LARGE SELF-CONTAINED
WAREHOUSE BENEFITTING
FROM CONCRETE FLOORING,
UTILITIES, LED LIGHTING AND
SECURED PARKING.

Electric roller shutters allow for vehicle access into the unit, and the 220 sq ft plot of land to the front of the unit is suitable for parking, and loading/unloading. The ceiling is 6.81m at its highest, with an eaves height of 3.97m at its highest.

LOCATION

LOCATED ON AN INDUSTRIAL ESTATE IN HORSHAM, JUST 3 MINUTES' DRIVE FROM HORSHAM TOWN CENTRE.

This unit is located in the heart of Horsham and is ideal for businesses looking for a large industrial warehouse space. With excellent transport links via the A24, it provides quick connections to London and surrounding areas, enhancing logistical efficiency.

This prime location is perfect for companies seeking convenience and accessibility.

TRAVEL TIMES

Horsham
Rail Station



2 mins
(0.2 mile)

Horsham
Town
Centre



3 mins
(0.6 mile)

A24

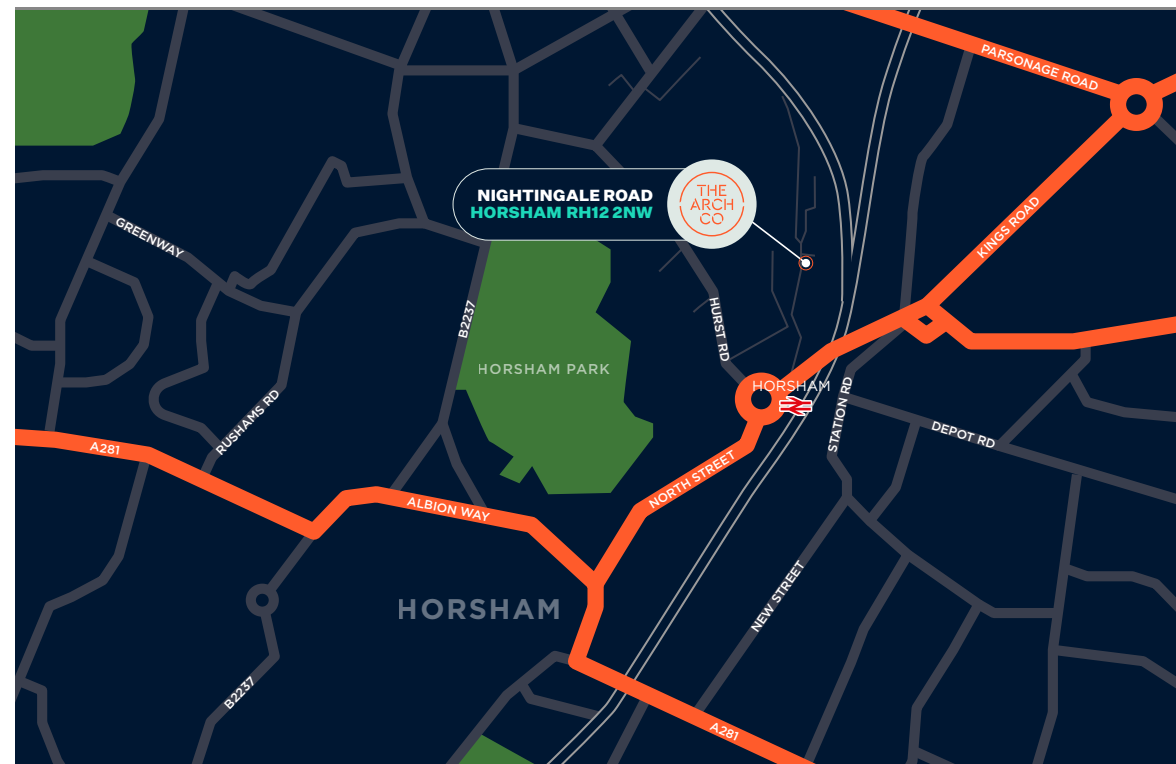


7 mins
(1.2 miles)

London
Gatwick
Airport



22 mins
(13 miles)



ACCOMMODATION

UNIT	SQ FT	RENT PA
WAREHOUSE	5,590	£63,480
LAND	220	
TOTAL	5,810	

SPECIFICATION



24/7
access



Self-contained
site



Electric
security
shutters



Vehicle
access



SITE PLAN



COSTS PER ANNUM

Rent (pa)	£63,480
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Please note that costs are subject to change once project is complete.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

This will need to be reassessed.

TERMS

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued July 2025.



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