



## Unit 2

Nightingale Road, Horsham, RH12 2NW

### Freehold industrial unit for sale with vacant possession in Horsham

**11,430 sq ft**  
(1,061.88 sq m)

- Excellent connectivity to the A23 and A24
- Two full height entrance bays
- Mezzanine storage
- Allocated parking
- Site area 0.12 ha 0.28 acres
- OIEO £825,000 excl, VAT invited on an unconditional basis

Summary

Available Size	11,430 sq ft
Price	Offers in excess of £825,000
Rateable Value	£51,000
EPC Rating	Upon enquiry

Description

The property comprises a 1.5 bay, single storey, terraced industrial unit with a large mezzanine storage area. It is constructed with a steel portal frame, brick and block cladding. There are two full height entrance bays, though only one is currently in use. Externally, the unit benefits from a concrete slab front hardstanding with communal access to neighbouring units, as well as dedicated customer parking spaces located both adjacent to the building and across the estate road.

Location

Located off North Street (B2195), providing direct access to Horsham town centre and the wider road network. The site has excellent connectivity to the national motorway network via the A24 and A23, providing easy links to London, Brighton and the M25.

Horsham Station is 0.2 miles from the site providing a regular service to London Bridge and Victoria.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	8,396	780.01
Mezzanine	2,635	244.80
Mezzanine - Staff Area	399	37.07
Total	11,430	1,061.88

Viewings

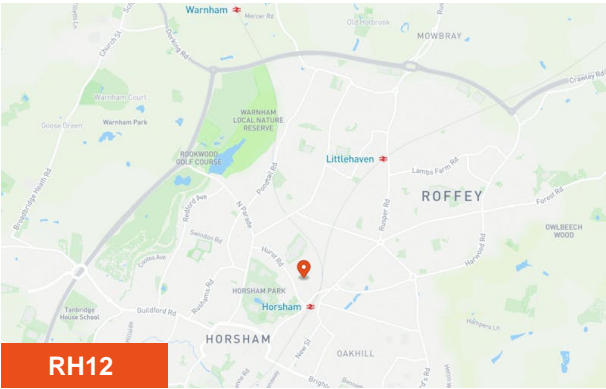
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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HORSHAM

