

Billingshurst Trade Park.

West Sussex, RH14 9HP

New Trade Counter Development

Last Unit Remaining 4,434 sq ft (411.9 sq m)

Unit 6 is in a prominent position on the trade park
immediately adjoining Howdens visible from the A29

AVAILABLE
FOR IMMEDIATE
OCCUPATION



 **HOWDENS**

LKQ
euro
CAR PARTS

NYE'S
BUILDING SUPPLIES



Guildford Tyre Co. Ltd

SCREWFIX

TOOLSTATION




RONTEC
ROADSIDE RETAIL


EASY BATHROOMS
SIMPLY LUXURIOUS


Available Now

Billingshurst Trade Park


Billingshurst Trade Park is an exciting new development providing 11 high quality trade counter units, in a fast growing suburban location.




650,000
people live in a 30 minute drive time



12,000
new homes now being delivered on the doorstep*
*within 10 minutes drive



28,000
anticipated increase in vehicles to pass the doorstop everyday



5 million
people within 1 hour drive time

Green Energy Grid.

Billingshurst Trade Park will benefit from the green energy grid (private electricity network) across the entire development allowing all trade park tenants to benefit from low or zero carbon emission electricity. The green energy

grid will allow multiple renewable sources to be used across the estate which could include PV, Battery storage, Anaerobic digestion, as well as others that might be produced in the future and allowing for ultimate future flexibility.

ESG Initiatives.



Green Energy Grid



Cycle Shelters



All Trade Park Units Achieve EPC Rating of A



New Cycle Path



Low Energy Intelligent LED Lighting



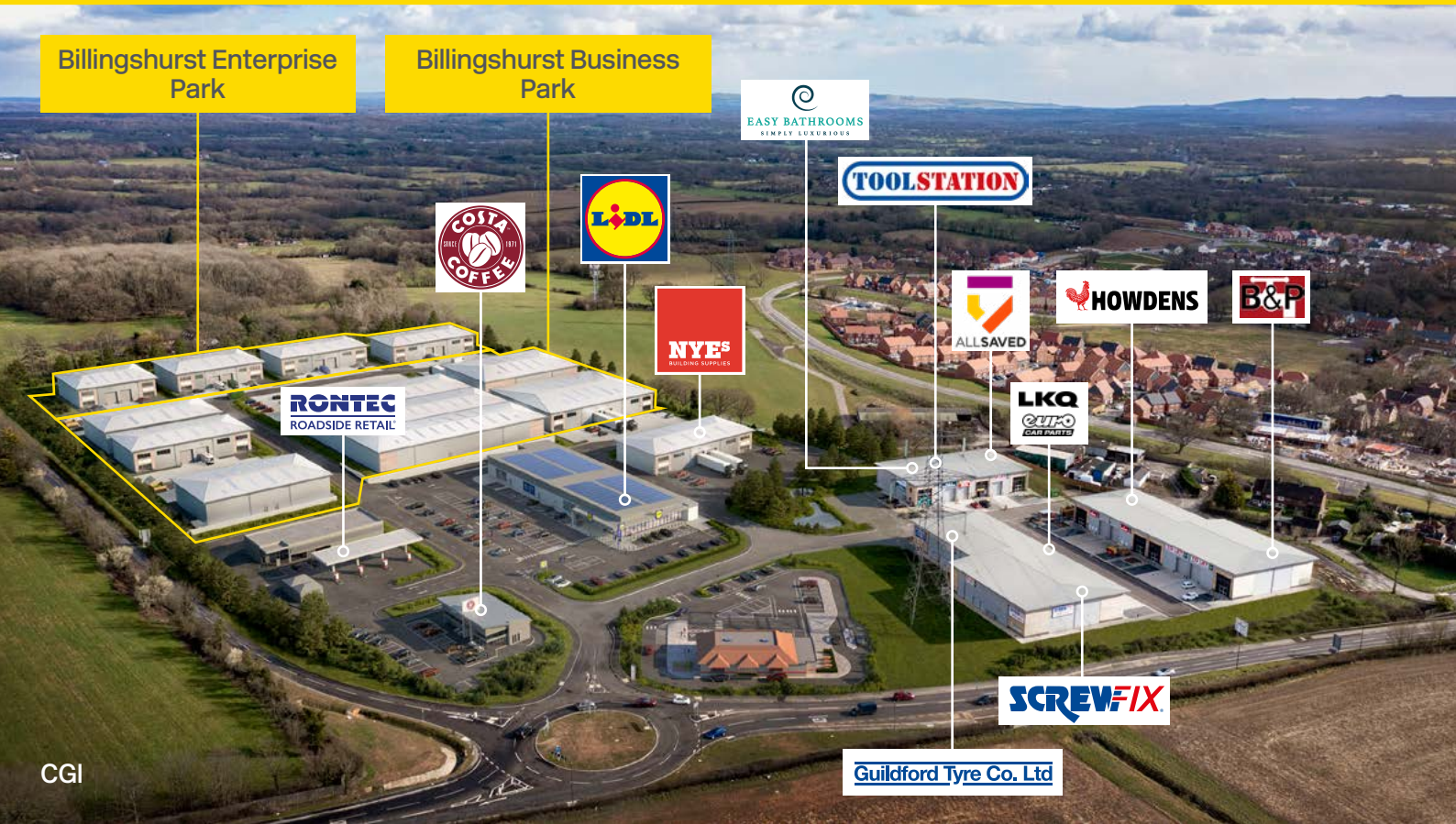
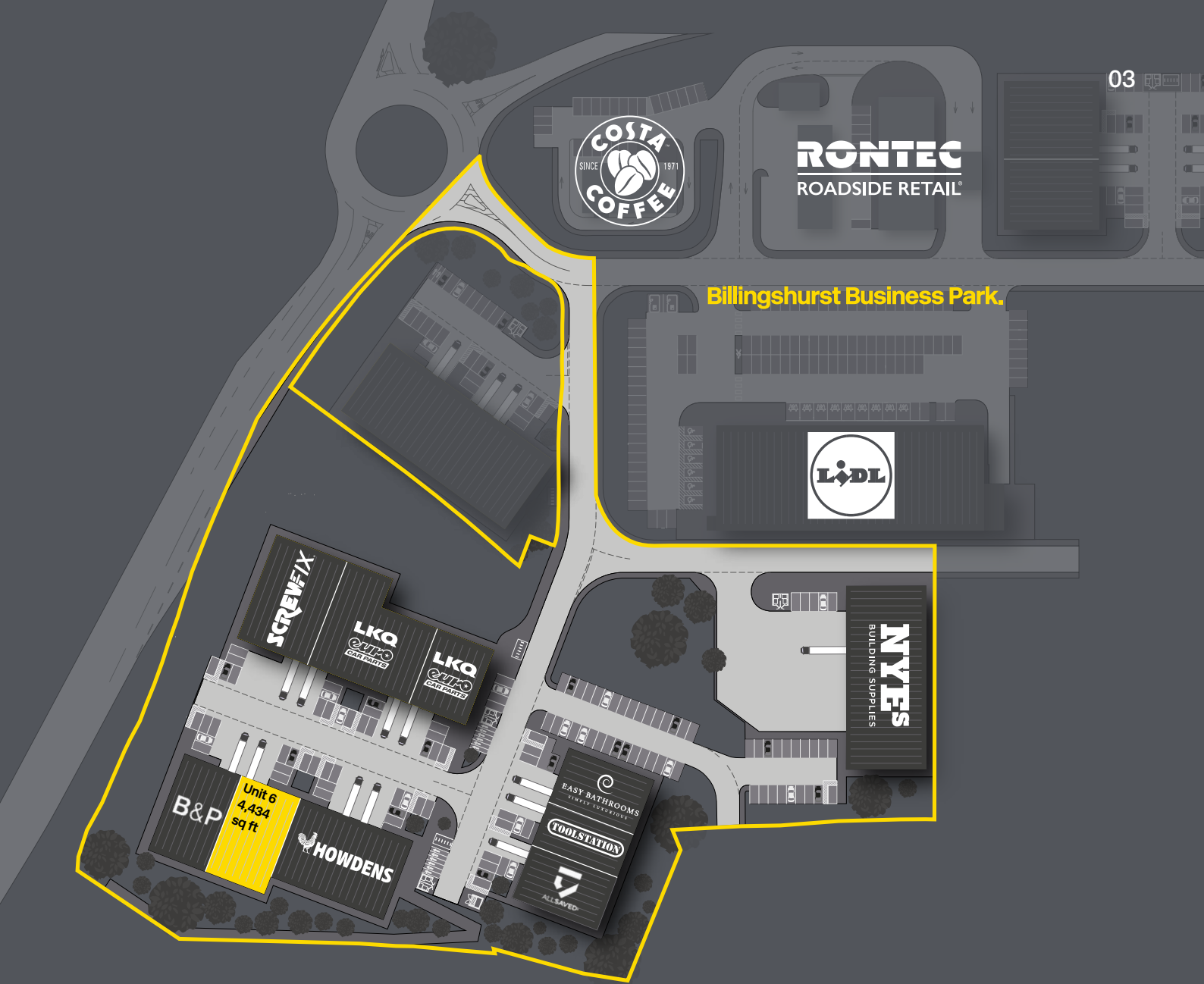
Walkable Distance to Billingshurst Train Station and Bus Station



Planted Garden with Amenity Areas



Each Trade Park Unit Has at Least One Dedicated Twin Electric Vehicle Charging Point



Warehouse Accommodation. (GIA)

Unit	sq ft	sq m	Unit	sq ft	sq m
1	Easy Bathrooms		8	Screwfix	
2	Toolstation		9	LKQ Euro Car Parts	
3	Allsaved		10	LKQ Euro Car Parts	
4	Howdens		11	Guildford Tyre Co.	
6	4,434	411.9	14	NYEs	
7	Bathroom and Plumbing Superstore				

Specification.



Level Loading Doors



6.5m Eaves Height



Allocated Car Parking



Highly Specified New Units



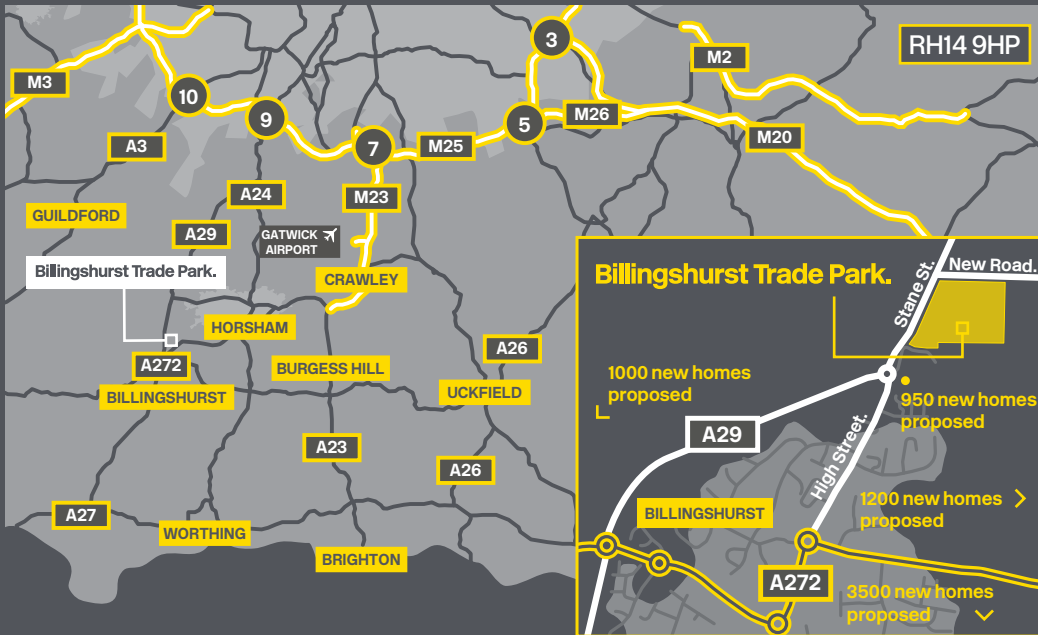
Electric Car Charging Points



Trade Counter Provision



Made For Trade.



Location.

Situated approximately 7 miles to the South West of Horsham, Billingshurst is an affluent commuter town which benefits from a growing population and quick links to both the South Coast and southern home counties.

Travel Times.

Road	Miles
Horsham	7.1
Crawley	15.6
Worthing	18.7
Brighton	26.6
Portsmouth	40.3
London	46.3

Rail	Time
Horsham	10 mins
Crawley	19 mins
Gatwick	29 mins
London Victoria	1 hr 10 mins

Air	Time
Gatwick Airport	31 mins
Heathrow Airport	1 hr 6 mins
Southampton	1 hr 13 mins



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