



For sale/  
To let

## Southwater24

New industrial/  
warehouse units from  
8,325 up to 33,940 sq ft  
coming soon

Southwater Business Park,  
Southwater, Horsham RH13 9YT  
[chancerygate.com](http://chancerygate.com)

A development by:

Chancerygate 

### All enquiries:



Tim Clement  
07970 092974  
[tim.clement@jll.com](mailto:tim.clement@jll.com)

Tessa English  
07710 059767  
[tessa.english@jll.com](mailto:tessa.english@jll.com)



Stephen Oliver  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)

David Bessant  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



## Travel Distances

### Road

A24	1.5 miles
M23 (J11)	10 miles
A27	14 miles
M25 (J9)	23 miles
M27 (J12)	44 miles
Horsham	3 miles
Crawley	12 miles
Worthing	16 miles
Brighton	19 miles
London	43 miles

### Airport:

Gatwick	20 miles
Heathrow	43 miles

### Rail:

Horsham Train Station	4 miles
-----------------------	---------

- Planning validated October 2023
- Targeting BREEAM Very Good

## General specification

Images of previous Chancerygate developments



First floor for storage or fitting out as office space	Clear internal height up to 10m
37.5kN sq m floor loading	Electric loading doors
Ability to combine units	Electric vehicle charging points
12 year collateral warranty available	Landscaped environment