

# FOCAL POINT

BILLINGSHURST



## TO LET

A new 53,819 sq.ft (4,928 sq.m)  
speculative industrial development with  
units ranging from 1,925 sq.ft – 26,220 sq.ft

Platts Roundabout, Billingshurst, RH14 9HZ

[focalpointbillingshurst.co.uk](http://focalpointbillingshurst.co.uk)

**HILLWOOD**  
A PEROT COMPANY®

**Goya**  
urban warehouse  
development

# Focal Point Billingshurst

## Industrial & Warehouse Development

Focal Point Billingshurst is an exciting and unique 9 unit speculative warehouse/industrial development with units ranging from 1,925 - 26,220 sq.ft.

Located on the Platts Roundabout which provides immediate access to the A29 and A272 and provides fast links to the south coast and southern home counties. Billingshurst is an affluent commuter town with a fast growing population and over 1000 new homes committed within the Local Plan for Horsham District. The site also benefits from well known occupiers located nearby including:

**TRIUMPH**



**STARBUCKS**



**HOWDENS**

**SCREWFIX**

The scheme will be developed to the highest specification and green credentials, including net zero carbon emissions and the site will also achieve water neutrality – so all water will be provided via recycling technologies.

- 3.7 acre site
- Providing 9 new urban industrial units totalling 53,819 sq/ft.
- All units finished to the highest specification.
- Occupiers benefit directly from full water neutrality via water recycling techniques.
- Occupiers benefit directly from photovoltaic panels on all units.
- Planning granted for use classes B1(c), B2, B8.





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\*Indicative CGI

# Site Plan

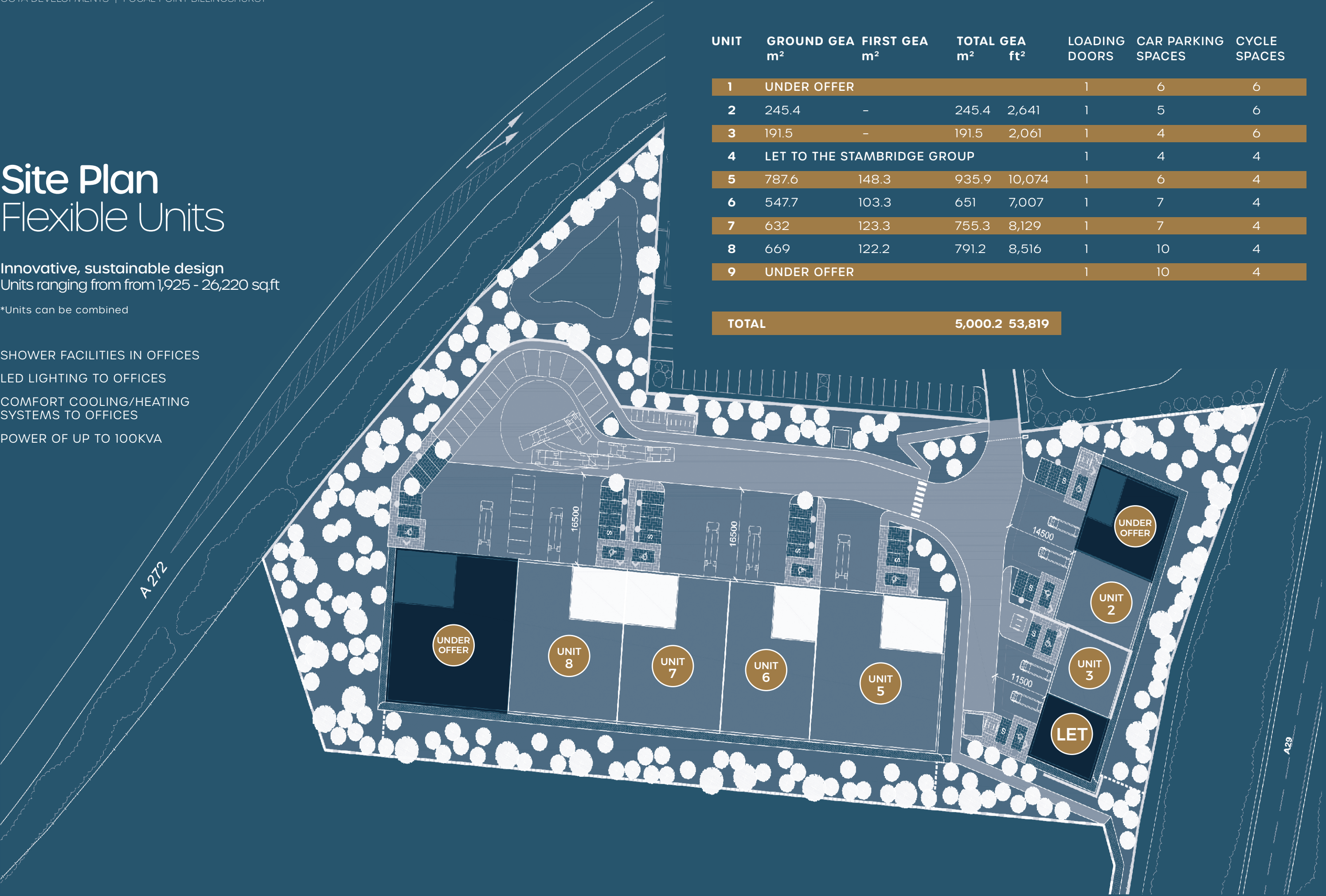
## Flexible Units

Innovative, sustainable design  
Units ranging from from 1,925 - 26,220 sq.ft

\*Units can be combined

- SHOWER FACILITIES IN OFFICES
- LED LIGHTING TO OFFICES
- COMFORT COOLING/HEATING SYSTEMS TO OFFICES
- POWER OF UP TO 100KVA

| UNIT  | GROUND GEA<br>m²            | FIRST GEA<br>m² | TOTAL GEA<br>m²    ft² |        | LOADING<br>DOORS | CAR PARKING<br>SPACES | CYCLE<br>SPACES |
|-------|-----------------------------|-----------------|------------------------|--------|------------------|-----------------------|-----------------|
| 1     | UNDER OFFER                 |                 |                        |        | 1                | 6                     | 6               |
| 2     | 245.4                       | –               | 245.4                  | 2,641  | 1                | 5                     | 6               |
| 3     | 191.5                       | –               | 191.5                  | 2,061  | 1                | 4                     | 6               |
| 4     | LET TO THE STAMBRIDGE GROUP |                 |                        |        | 1                | 4                     | 4               |
| 5     | 787.6                       | 148.3           | 935.9                  | 10,074 | 1                | 6                     | 4               |
| 6     | 547.7                       | 103.3           | 651                    | 7,007  | 1                | 7                     | 4               |
| 7     | 632                         | 123.3           | 755.3                  | 8,129  | 1                | 7                     | 4               |
| 8     | 669                         | 122.2           | 791.2                  | 8,516  | 1                | 10                    | 4               |
| 9     | UNDER OFFER                 |                 |                        |        | 1                | 10                    | 4               |
| TOTAL |                             |                 |                        |        |                  |                       |                 |
|       |                             |                 | 5,000.2                | 53,819 |                  |                       |                 |



# Unique to you Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



Minimum 6m Clear Internal Height



37.5KN m2 Floor Loading



Secure Yards



Fitted Out Offices (except units 2, 3, 4)



Water Recycling Technologies



Shower facilities



Led lighting to offices



Power of up to 100kVA



Comfort cooling/ heating system to offices



15% Roof Lights to ensure Natural Light to Warehouse



Allocated Parking



Allocated Cycle Parking



Electric Access Level Doors



Pandemic Health & Safety Initiatives



# Green Specifications

## Sustainable Futures

Occupiers will benefit directly from the free electricity generated from the PV system, this will enable a maximum cost savings per annum if all the electricity is used as below;

|                     |                     |
|---------------------|---------------------|
| Unit 1: £2,365 p.a. | Unit 6: £4,284 p.a. |
| Unit 2: £1,625 p.a. | Unit 7: £4,945 p.a. |
| Unit 3: £1,270 p.a. | Unit 8: £5,225 p.a. |
| Unit 4: £1,180 p.a. | Unit 9: £5,873 p.a. |
| Unit 5: £6,160 p.a. |                     |

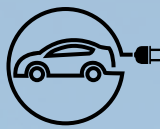
\*assumption/calculation is based off an assumed rate of £0.28p kW.



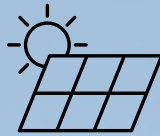
BREEAM  
Excellent



EPC A+



Electric Car  
Charging Points



PV panning  
to roof



Ground & Air Source  
Heat Pumps for  
Office heating/  
cooling



Water regulation  
technology



Bio-diversity  
Enhancements



Thermal insulation and  
airtightness in excess  
of Building Regulations

POTENTIAL  
SAVINGS OF  
C. £1.14PSF  
PER ANNUM\*





### Water Harvesting and Recycling Technology

Each unit will have a water supply connected to the estates rainwater harvesting system to serve all WC systems and non-potable water sources. Focal Point is breaking new ground in trying to achieve a scheme that is almost 'water neutral' via this and water regulation technologies.

# Location

Platts Roundabout, Billingshurst, RH14 9HZ

The property is located on the Platts Roundabout junction of the A272 and A29, which provide fast connections to nearby Horsham, Southwater, Worthing, Bognor Regis, Chichester, Crawley and Pulborough. Billingshurst Train Station, a 10 minute walk from the property, is on the Southern Rail Line and provides direct rail services to London Victoria in 1 hour and 10 minutes.

There are also regular services to Horsham, Crawley, London Gatwick, Southampton and Chichester. Gatwick Airport is approximately 20 miles north, providing flights to both international and domestic destinations.

|  ROAD |                        |  RAIL |              |
|----------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------|--------------|
| Horsham                                                                                | 8 miles / 15 mins      | London Victoria                                                                         | 1 hr 10 mins |
| Crawley                                                                                | 15 miles / 25 mins     | Horsham                                                                                 | 10 mins      |
| Worthing                                                                               | 17 miles / 27 mins     | Crawley                                                                                 | 27 mins      |
| Brighton                                                                               | 26 miles / 40 mins     | Gatwick                                                                                 | 38 mins      |
| Chichester                                                                             | 22 miles / 35 mins     | Chichester                                                                              | 36 mins      |
| London                                                                                 | 45 miles / 1hr 30 mins |                                                                                         |              |

|  AIR |                    |
|-----------------------------------------------------------------------------------------|--------------------|
| London Gatwick                                                                          | 22 miles / 28 mins |
| London Heathrow                                                                         | 44 miles / 55 mins |

# Agents



**Ivan Scott**  
0203 296 2406  
07342 880685  
Ivan.Scott@cushwake.com

**Alex Doyle**  
020 715 25428  
07826 537141  
Alexander.Doyle@cushwake.com



**Luke Mort**  
023 8033 0041  
07591 384236  
LMort@lsh.co.uk

**Dan Rawlings**  
023 8033 0041  
07702 809192  
DRawlings@lsh.co.uk



**Tim Hardwicke**  
01293 441305  
07989 420989  
thardwicke@shw.co.uk

**Harry Whitaker**  
01273 876252  
hwhitaker@shw.co.uk



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