



TO LET

WAREHOUSE WITH OFFICES – 21,046 SQ FT (1,955.17 SQ M)

Former Fedex Warehouse, Arden Grange, London Road, Albourne, Hassocks, West Sussex, BN6 9BJ

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Rent | £9.00 Per sq ft Plus VAT

DESCRIPTION

Steel portal frame warehouse with halogen lights & a pitched profile steel roof with translucent roof panels. The walls are a mix of part painted blockwork and part steel profile sheets. 3 roller shutter doors, one to the front and two to the rear.

Inside the warehouse is a two-storey office section, the first floor has suspended ceilings, recessed lights, wall mounted air conditioning units and carpeted floors. At ground floor level there is a staff canteen, separate Ladies and Gents WCs and offices.

Large rear yard of approximately 18,208 sq ft (0.418 acres) that has a concrete surface. This area provides parking, storage and circulation space. Beyond this is a gravel surface car park.

LOCATION

The property is located on the south side of the village of Albourne which in turn is located just off the A23, in the heart of the Gatwick Diamond business region. The warehouse is approximately 10 miles / 15 minutes north of Brighton & 30 miles / 25 minutes to J7 of the M25 via the A23/M23.

The FedEx warehouse is set back from the London Road and there is an access road between the house known as Ardenburg to the south and the kennels to the north. The access road leads to the subject warehouse building.

AMENITIES

- Secure access road.
- Three phase power.
- 4.7m eaves height, rising to 6.2m at the ridge.
- Gas.
- 3 loading doors - one to the front and two the rear.
- Yard at the rear for parking.
- Fitted offices with Kitchen.
- Separate Ladies and Gents WCs.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Main Warehouse	17,406	1,617
Ground Floor Office Block	1,823	169
First Floor Office Block	1,817	169
TOTAL	21,046	1,955

TENURE

Available on a new lease on terms to be agreed.

RENT

£9.00 psq ft per annum exclusive.

RATES

The current 2023 Rateable Value of the property is £162,000.

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of C.

51-75 **C** 70 | c



VIEWINGS STRICTLY BY APPOINTMENT WITH THE SOLE AGENT – 01293 441300

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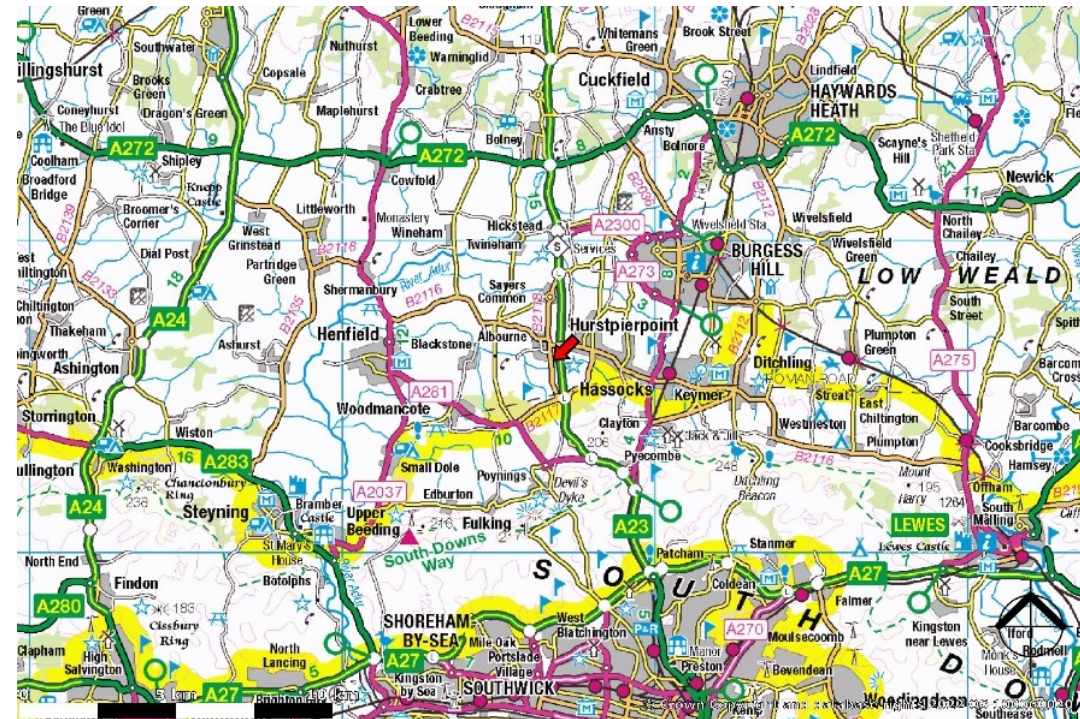
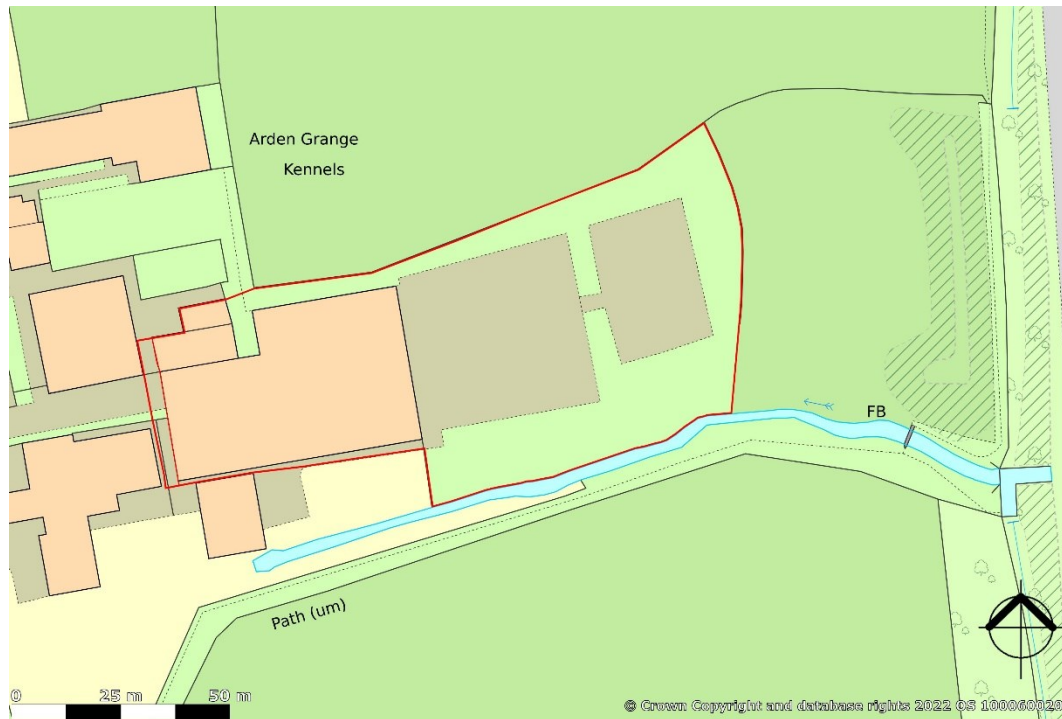
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FORMER FEDEX WAREHOUSE, ARDEN GRANGE, LONDON ROAD, ALBOURNE,
HASSOCKS, WEST SUSSEX, BN6 9BJ

Warehouse with Offices

18 January 2024

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