

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**FOR SALE  
OR TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,877 SQ FT (174.37 SQ M)**

**Unit 19 Bolney Grange Business Park, Stairbridge Lane, Bolney, West Sussex, RH17 5PB**



**DESCRIPTION**

Modern steel frame light industrial / warehouse unit with pedestrian access to the ground floor office & WC's & roller shutter door to the warehouse area. In addition the property also has a good sized loading area together with parking for 6 cars.

**LOCATION**

The unit is located on the popular Bolney Grange Industrial Estate only 0.5 miles from the A23/M23 at Hickstead which provides quick and easy access to Brighton to the south and Crawley/Gatwick & M25 to the north. Brighton is 8 miles, Burgess hill 3 miles, Crawley/Gatwick 14 miles & M25 21 miles.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,877	174.37

**RENT**

The unit is available on a new lease at a rent of £25,500 per annum.

Or

**PURCHASE**

The unit is available to purchase with vacant possession at a guide price of £375,000.

**AMENITIES**

The unit comprises a single storey factory/warehouse of steel profile construction with the following amenities:

- Up & over loading door
- 3M min eaves height (4.8M max)
- 6 Car Spaces
- 24 Hours Access
- Fluorescent Lighting
- 3 Phase Power
- Fitted ground floor offices
- Male & Female Toilets

**RATES**

The current 2023 Rateable Value of the property is £13,000.

**VAT**

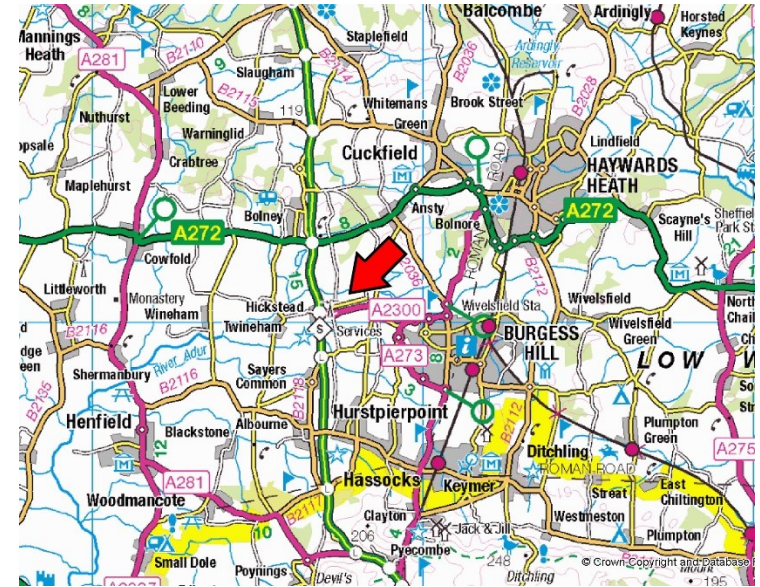
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 01293 441300**

Tim Hardwicke

t: 01293 441 305

James Clement

t: 01293 441 329

e: thardwicke@shw.co.uk

e: jclement@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316