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**TO LET / FOR
SALE**

WAREHOUSE WITH OFFICES – 3,829 SQ FT (355.72 SQ M)

Unit 23, Bolney Industrial Park, Bolney, Haywards Heath, West Sussex, RH17 5PB

DESCRIPTION

Comprises a semi-detached factory/warehouse of brick/steel profile cladding.

LOCATION

The property is on the Bolney Industrial Park, situated off the A2300 approximately 400m from the A23.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	2,800	260.12
First Floor Offices	429	39.85
Office Mezzanine	600	55.74
TOTAL	3,829	355.72

RENT

£42,000 per annum exclusive.

PRICE

Offers in excess of £550,000.

AMENITIES

- 8 car parking spaces
- 24 hours access
- Steel gates for out of hours at estate entrance
- Steel loading door
- Male/Female WCs

TERMS

A new full repairing and insuring lease with terms to be agreed.

The landlord will consider a sale of the freehold interest.

SERVICE CHARGE

Approximately £800 per annum for the upkeep of the common parts.

RATES

The current 2023 Rateable Value of the property is £25,500.

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 B(46).



VIEWINGS – 01293 441300

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