



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

MODERN INDUSTRIAL / BUSINESS UNIT 1,879 ft² / 174 m² • TO LET – £13,500 p.a ex



UNIT 10 LINDFIELD ENTERPRISE PARK, LEWES ROAD, LINDFIELD, HAYWARDS HEATH, RH16 2LH

Lindfield is located on the north side of Haywards Heath, which is linked to the A23 and A275/A22 via the A272. The unit forms part of a small modern estate alongside Lewes Road (B2111). The commercial thoroughfare of High Street is nearby. See attached location plan.

The premises comprise a mid-terrace unit which may be suitable for a variety of light industrial or warehouse uses (subject to any necessary consents). A mezzanine level incorporates part carpeting, suspended ceiling and recessed lighting. Other features include a 3 phase electricity supply and forecourt parking. The accommodation is arranged as follows:

ground floor	main production / warehouse area, reception / kitchen, WC, store cupboard	in all	1,183 ft² / 109.90 m²
mezzanine	incorporating partitioned areas / offices	in all	696 ft² / 64.66 m²
TOTAL FLOOR AREA			1,879 ft² / 174.56 m²

measurements are approximate and gross internal

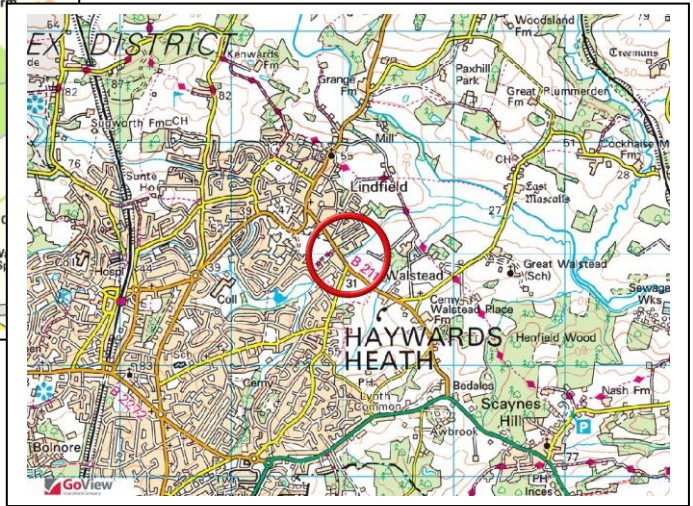
amenities and services not tested

Rateable Value: £17,750 (2017 draft valuation: £17,750)

EPC Applied For

The premises are **TO LET** for a term to be agreed at a rental of **£13,500 per annum**, exclusive, subject to rent reviews at appropriate intervals.

Viewing by appointment with **SOLE LETTING AGENT, GRAVES SON & PILCHER**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

