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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 pa ex



Photographs taken February 2017

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

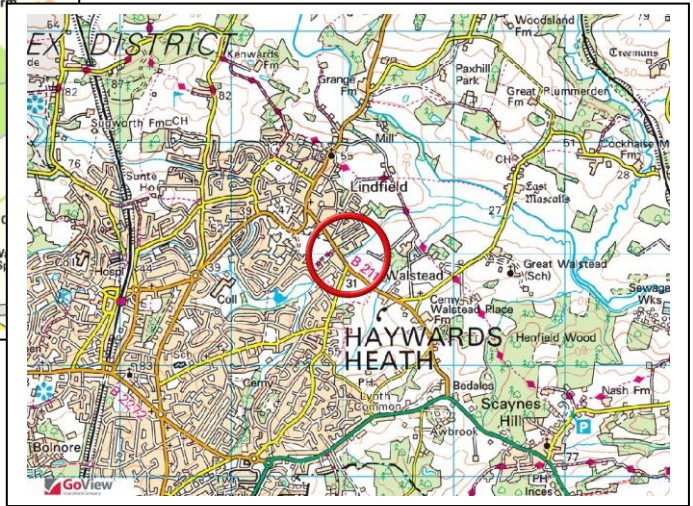
Rateable Value: £17,750

amenities and services not tested

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.

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Energy Performance Certificate

Non-Domestic Building



Unit 10
Lindfield Enterprise Park, Lewes Road
Lindfield
HAYWARDS HEATH
RH16 2LH

Certificate Reference Number:
9783-3069-0884-0000-9875

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

82 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	177
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	58.15
Primary energy use (kWh/m ² per year):	343.96

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

96 If typical of the existing stock