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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

2,806 ft² / 260 m² • TO LET



**UNIT 26 BOLNEY GRANGE BUSINESS PARK, STAIRBRIDGE LANE
near BURGESS HILL, WEST SUSSEX, RH17 5PA**

Situated just off the A23 in Mid Sussex, on an established and popular estate. The A23 provides access southbound to Brighton and northbound to Crawley, Gatwick and the M25. The estate is approached via the A2300 link road which runs between the A23 and Burgess Hill (see attached location plan).

The premises comprise a modern light industrial unit with generous forecourt parking facilities. Features include a 3 phase electricity supply and an internal height of 12' / 3.65m. The accommodation is arranged as follows:

ground floor	main production / warehouse area	in all	2,806 ft² / 260 m²
exterior	private forecourt providing car parking and loading area		

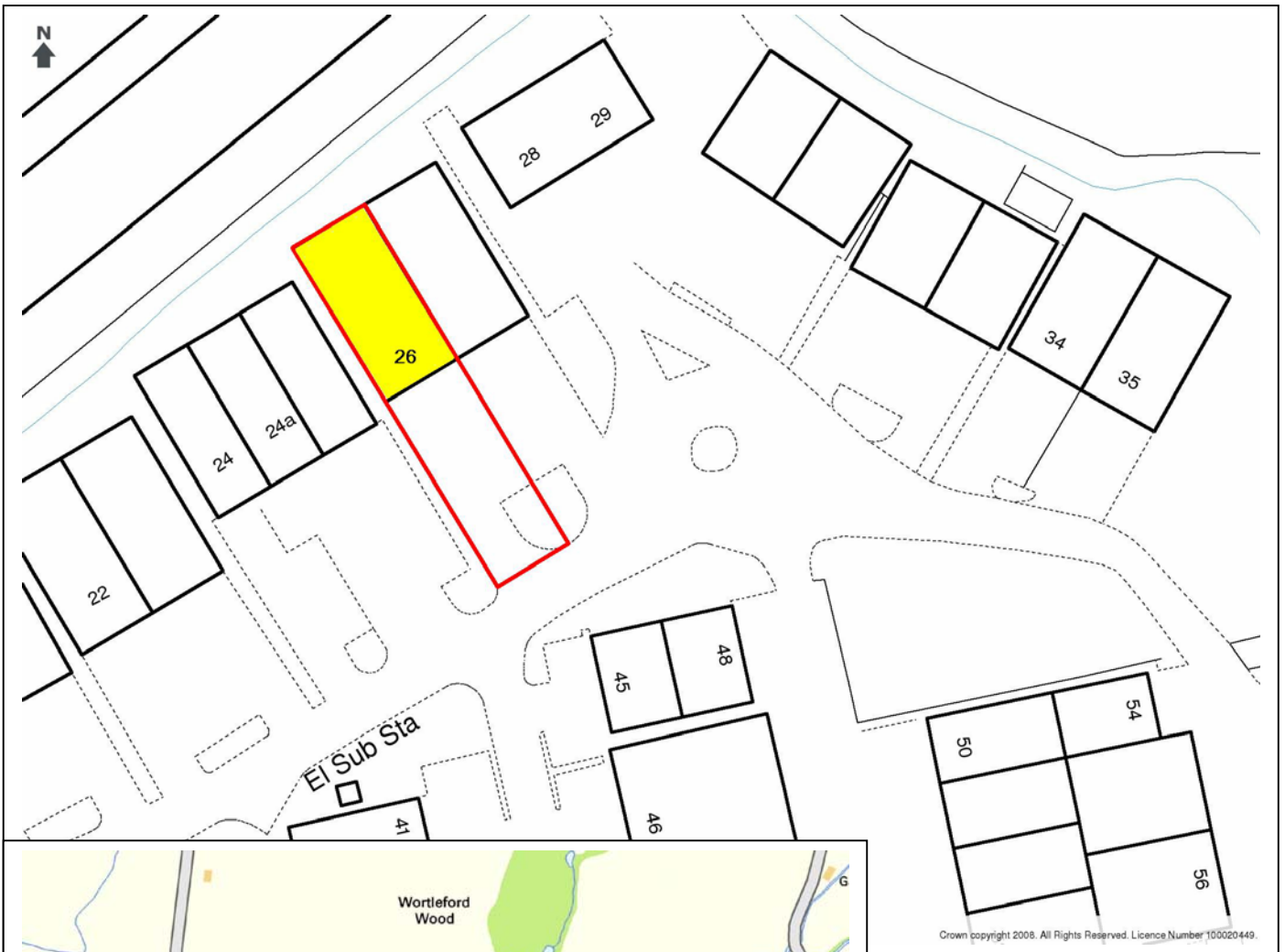
Rateable Value: £18,250

measurements are approximate and gross internal

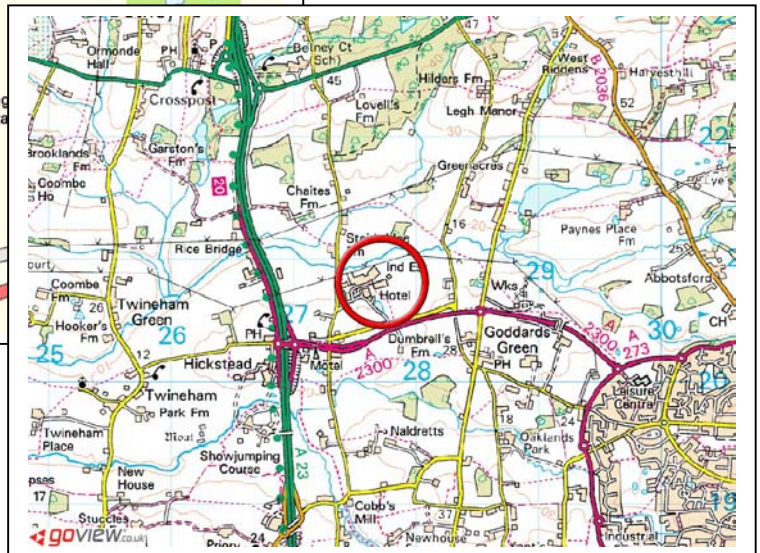
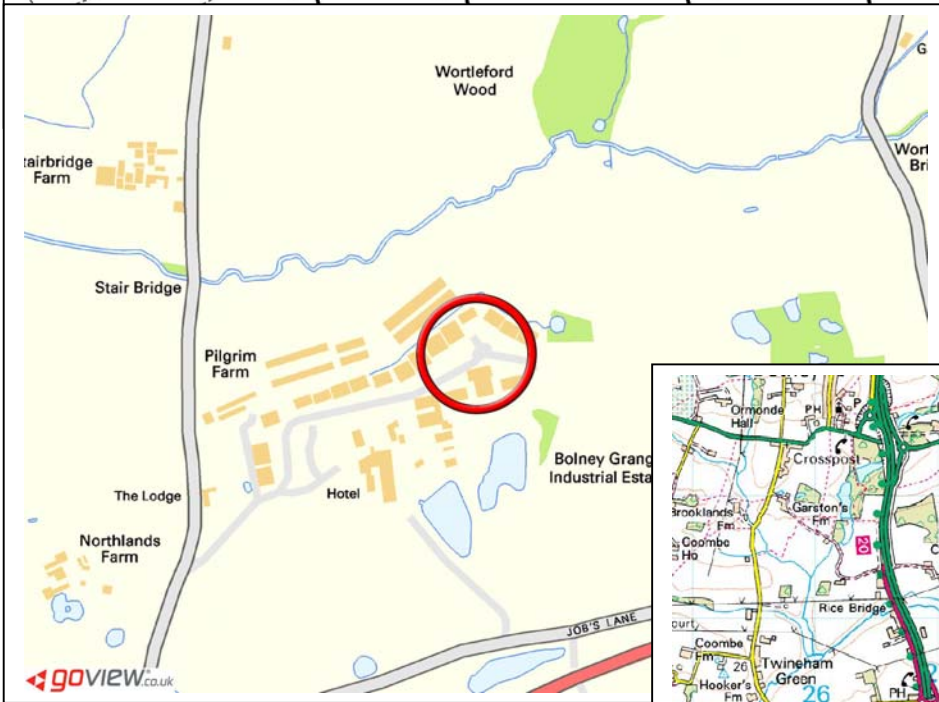
amenities and services not tested

The premises are **TO LET** for a term to be agreed at a commencing rental of **£18,000 per annum (plus VAT)**, exclusive, subject to rent reviews at appropriate intervals.

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



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Energy Performance Certificate

Non-Domestic Building



Unit 26
Bolney Grange Industrial Park
Bolney
HAYWARDS HEATH
RH17 5PB

Certificate Reference Number:
0580-0239-6219-5923-5006

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 on the Government's website www.communities.gov.uk/epbd.

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

◀ 75

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	304
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	34.69

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

58 If typical of the existing stock