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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.

INDUSTRIAL / WAREHOUSE UNIT

5,800 ft² / 539 m² • TO LET



**UNIT 2, SITE J, ALBERT DRIVE
BURGESS HILL,
WEST SUSSEX, RH15 9TN**

Situated on the well-known Victoria Industrial Estate, approx. one mile west of Burgess Hill town centre and railway station. The A23 is conveniently accessible, which in turn provides access southbound to Brighton and northbound to Crawley, Gatwick and the M25.

The premises comprise a modern high bay unit which may suit a variety of industrial warehouse uses, subject to any necessary consents. Features include an eaves height of 18'/5.5m, a 3 phase electricity supply and 12 car parking spaces. The accommodation is arranged as follows:

ground floor	production / warehouse	in all	4,510 ft²	/	419 m ²
first floor	open plan office	in all	1,290 ft²	/	120 m ²
TOTAL FLOOR AREA			5,800 ft²	/	539 m ²

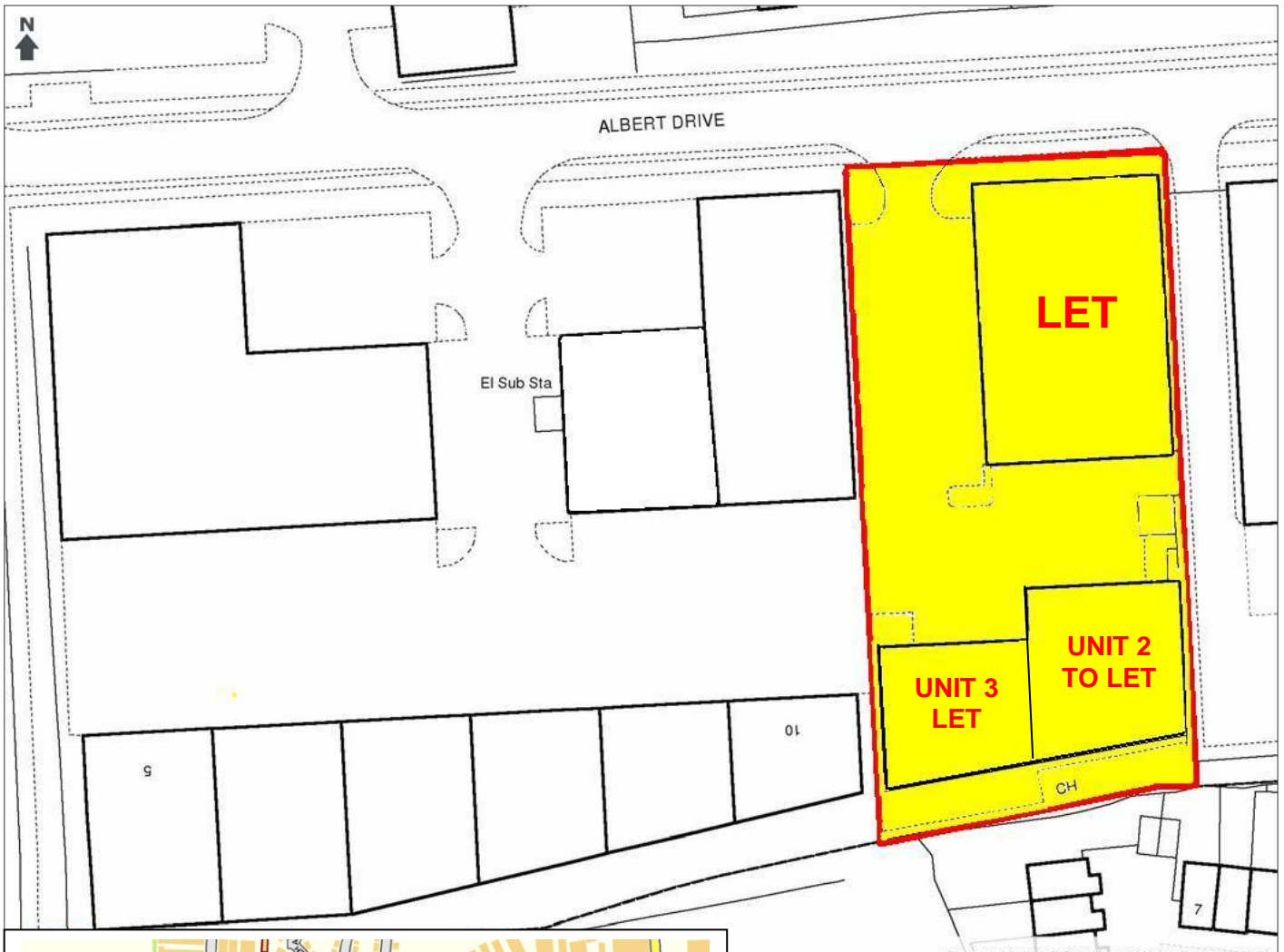
Rateable Value: to be separately assessed

measurements are approximate and gross internal

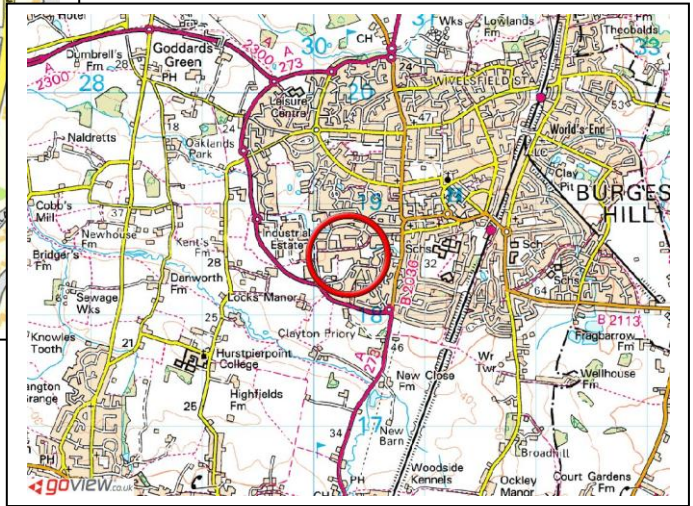
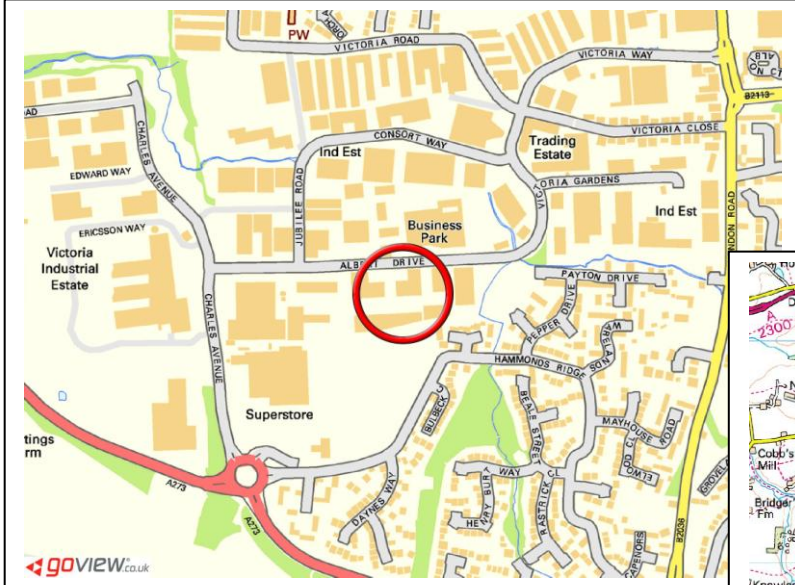
amenities and services not tested

The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed at a rental of **£42,000 per annum (+VAT)**, exclusive, subject to rent reviews at appropriate intervals.

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



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Energy Performance Certificate

Non-Domestic Building



UNIT 2

Nimbus Diamond Tool & Machine Co Ltd
Albert Drive
BURGESS HILL
RH15 9TN

Certificate Reference Number:

0240-5948-0302-9602-4050

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



◀ 72 This is how energy efficient the building is.



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	590
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	43.97

Benchmarks

Buildings similar to this one could have rating as follows:

28	If newly built
76	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.