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

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A23 CORRIDOR – MID SUSSEX MODERN HIGH BAY / HEADQUARTERS WAREHOUSE / INDUSTRIAL BUILDING 36,574 ft² / 3,397 m² • TO LET



**UNIT 2, EDWARD WAY
BURGESS HILL, WEST SUSSEX, RH15 9TZ**

UNIT 2, EDWARD WAY, BURGESS HILL, WEST SUSSEX, RH15 9TZ



Situated on the west side of the established Burgess Hill Industrial Estate, close to the A273, which in turn connects with the A23(M) via the Burgess Hill link road (A2300). The A23(M) provides convenient access to Gatwick Airport, the South Coast, M25 and principal road networks. See attached location plan.

Occupiers in the vicinity include Rockwell Collins, CAE Electronics, Roche Pharmaceuticals, Edwards High Vacuum and International Logistics Group. Burgess Hill Trade Centre, a Tesco supermarket, Premier Inn development and various other amenities are situated nearby.

The premises comprise a high bay industrial building with offices, that may suit a variety of industrial or warehouse uses (subject to any necessary consents). Features include a headroom of 8m/26' in the high bay/production area, 5 electric loading doors, large power supply, air conditioning and passenger lift to offices.

The accommodation briefly comprises:

ground floor	production / warehouse area (including 20,463 ft² / 1,901 m ² of full height area)	26,410 ft² / 2,453 m ²
	reception / offices	1,664 ft² / 154 m ²
first floor	open plan offices	8,500 ft² / 789 m ²
	TOTAL FLOOR AREA	36,574 ft² / 3,397 m ²

exterior Large car park with provision for 72 on site car spaces and separate yard / loading area

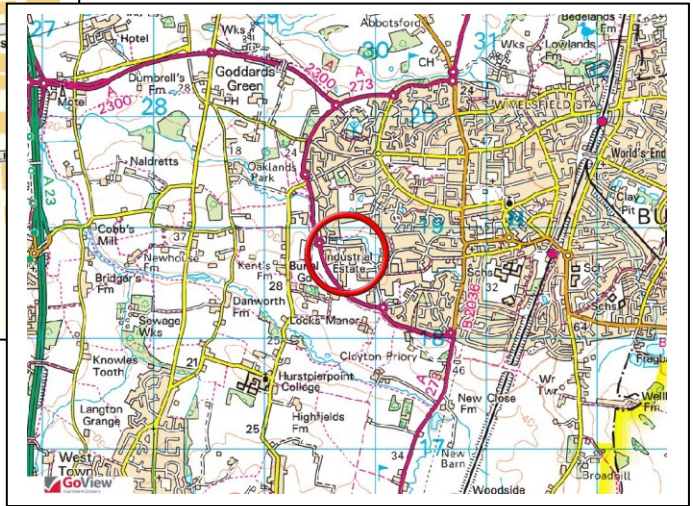
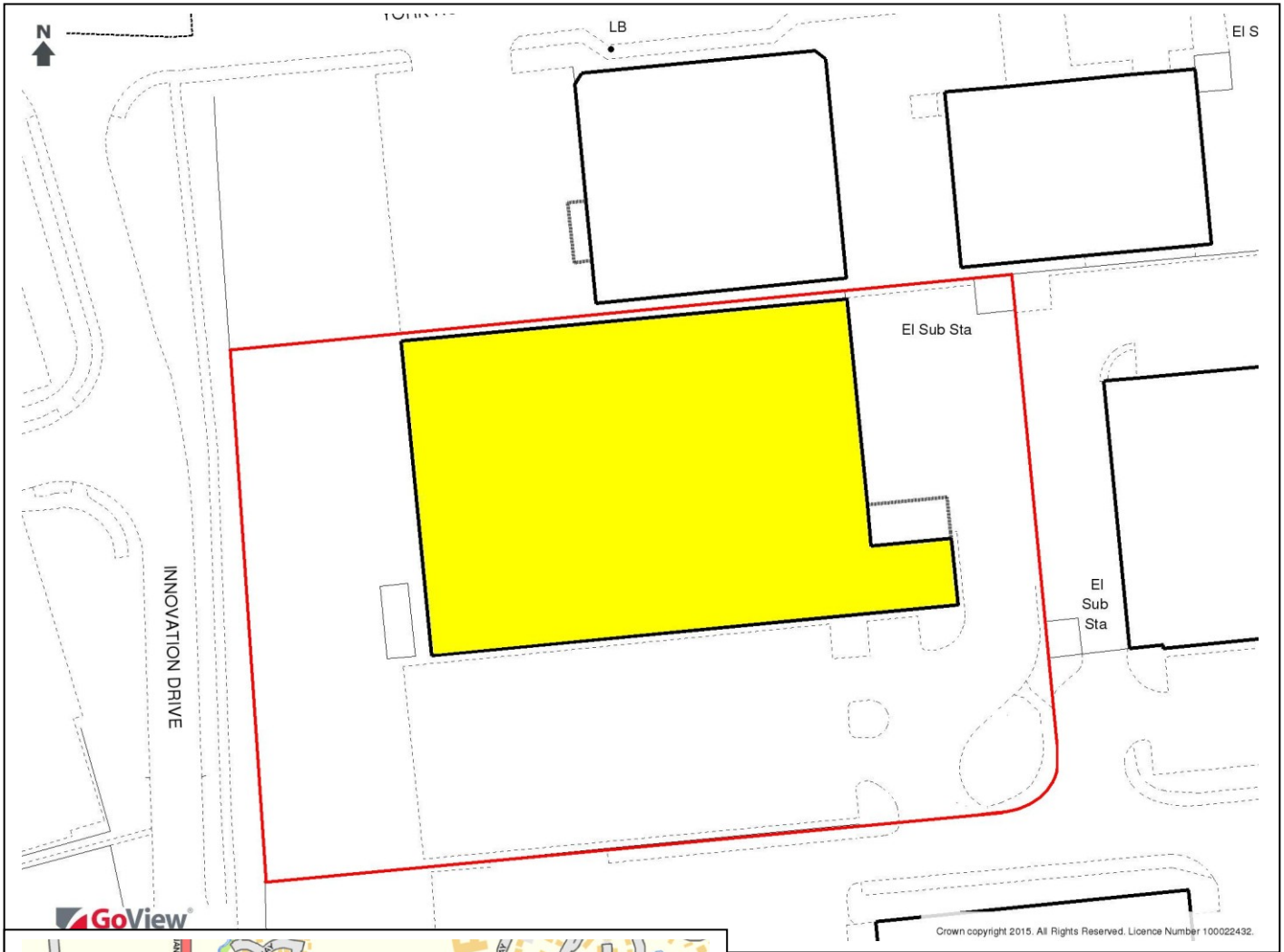
Rateable Value: £175,000

measurements are approximate and gross internal

amenities & services not tested

The premises are **TO LET** on a new full repairing & insuring lease for a term to be agreed at a commencing rental of **£292,800 per annum** (plus VAT), exclusive, subject to rent reviews at five yearly intervals.

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



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



2 Edward Way
BURGESS HILL
RH15 9TZ

Certificate Reference Number:
9666-3071-0155-0000-5821

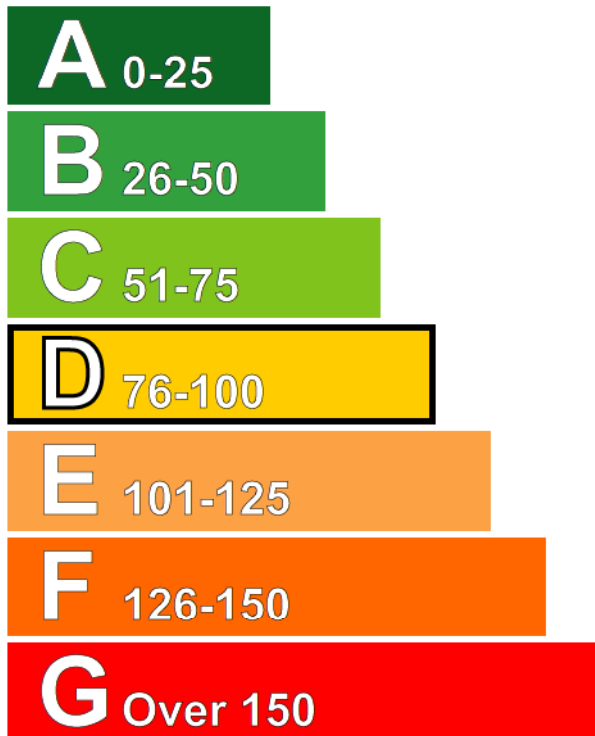
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ 80 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):	3243
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	53.5

Benchmarks

Buildings similar to this one could have ratings as follows:

- 32 If newly built
- 95 If typical of the existing stock