



**Semi-detached Factory/Warehouse with First Floor Offices  
Freehold For Sale**

**Unit 18, Bolney Industrial Park**  
Stairbridge Lane, Bolney, RH17 5PB

Industrial / Warehouse

**FOR SALE**

**2,902 sq ft**  
(269.60 sq m)

- Close to A23/M23
- 24 Hour Access
- Steel Loading Door
- 3 Phase Power

# Unit 18, Bolney Industrial Park, Stairbridge Lane, Bolney, RH17 5PB

## Summary

Available Size	2,902 sq ft
Price	£450,000
Rateable Value	£20,500
Service Charge	£850 per annum plus VAT
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

Comprises a semi-detached factory/warehouse with first floor offices with the following amenities:

- 10 on site car spaces
- 24 hours access
- Steel loading door
- 3 Phase Power
- Steel gates for out of hours at estate entrance

## Accommodation

The accommodation comprises the following areas:

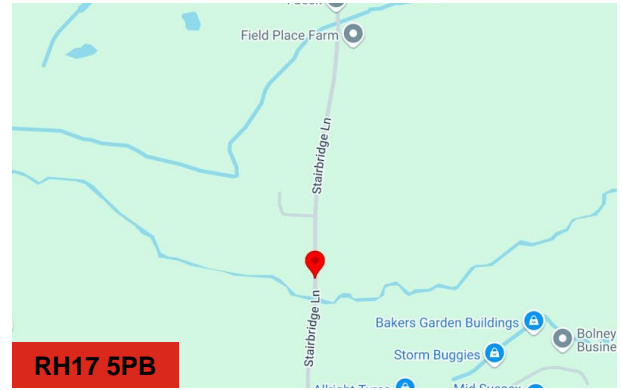
Description	sq ft	sq m
Factory/Warehouse	1,900	176.52
Office	1,002	93.09
<b>Total</b>	<b>2,902</b>	<b>269.61</b>

## Location

The property is on the Bolney Industrial Park, situated off the A2300 approximately 400 metres from the A23/M23.

## Service Charge

There is an annual service charge of £850 + VAT for the upkeep of the front security gate/common parts.



## Viewing & Further Information



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