

# DETACHED HIGH PROFILE WAREHOUSE / INDUSTRIAL BUILDING

10,400 ft<sup>2</sup> / 966 m<sup>2</sup> with 32 car spaces

# TO LET



**4 YORK ROAD, BURGESS HILL**

**WEST SUSSEX RH15 9TT**



**GRAVES  
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PILCHER**

01273 321 123

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## Location

Situated on the A23 corridor between Brighton (10 miles), Crawley (13 miles) and Gatwick (16 miles). The A23 / M23 are conveniently accessible via the A2300 link road. A number of major occupiers are located nearby including Continental, Rockwell Collins UK, Roche Diagnostics, CAE UK, Edwards Vacuum, Boeing, SSE and Royal Mail. A Premier Inn with Beefeater Restaurant is nearby, along with a Tesco superstore. Burgess Hill town centre and railway station are conveniently accessible.

## Description

Occupying a prominent position on a well known business and trade park, the premises comprise a high specification detached industrial / warehouse building with first floor offices. The premises directly face Burgess Hill Trade Centre, with occupiers including Toolstation, Screwfix, Topps Tiles and City Electrical Factors. The accommodation comprises:

- ◆ clear internal height 19'6 / 6m
- ◆ electric loading door (opening height 18' / 5.49m)
- ◆ first floor office with gas central heating, access floor and suspended ceiling with recessed lighting
- ◆ 3 phase electricity supply
- ◆ kitchen and fully tiled male, female & disabled WCs
- ◆ double glazed windows

Ground Floor	8,385 ft <sup>2</sup>	779 m <sup>2</sup>
First Floor	2,015 ft <sup>2</sup>	187 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>10,400 ft<sup>2</sup></b>	<b>966 m<sup>2</sup></b>

Exterior - 32 car spaces and loading area

amenities and services not tested  
measurements are approximate and gross internal  
EPC available on request

## Terms

The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£120,000 per annum** (+ VAT) exclusive, subject to rent reviews at five yearly intervals.

**Rateable Value** £82,000

**EPC Rating**



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