

HIGH QUALITY BUSINESS & TRADE PARK WAREHOUSE / INDUSTRIAL BUILDING

13,868 ft² / 1,288 m² **TO LET**



5 YORK ROAD, BURGESS HILL

WEST SUSSEX RH15 9TT



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the A23 corridor between Brighton (10 miles), Crawley (13 miles) and Gatwick Airport (16 miles). The A23 / M23 are conveniently accessible via the A2300 Burgess Hill link road (currently being upgraded to dual carriageway). Burgess Hill town centre and railway station (London - Brighton) are conveniently accessible. A number of major occupiers are located nearby including Continental, Collins Aerospace, Roche Diagnostics, CAE UK, Edwards Vacuum, Boeing, Royal Mail, DPD and Porsche. The Burgess Hill Trade Centre is adjacent to the property (Screwfix, Tool Station, City Plumbing, City Electrical Factors, Crown, Topps Tiles). A Premier Inn and Tesco superstore are close by.

Description

Occupying a prominent position on a well known business and trade park, the property comprises a high specification detached industrial / warehouse building with offices. A programme of refurbishment works is due to be carried out shortly. The accommodation is briefly arranged as follows:

Ground Floor	High bay warehouse / production area, office, reception, WCs	11,068 ft ²	1,028 m ²
First Floor	Offices, WCs	2,800 ft ²	260 m ²
TOTAL FLOOR AREA		13,868 ft²	1,288 m²
Exterior	Car parking and forecourt providing loading area		

Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£160,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £114,000

EPC Rating Applied for

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



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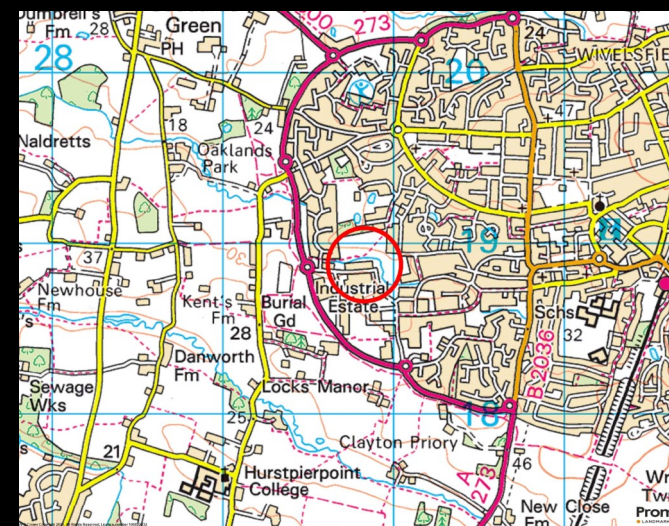
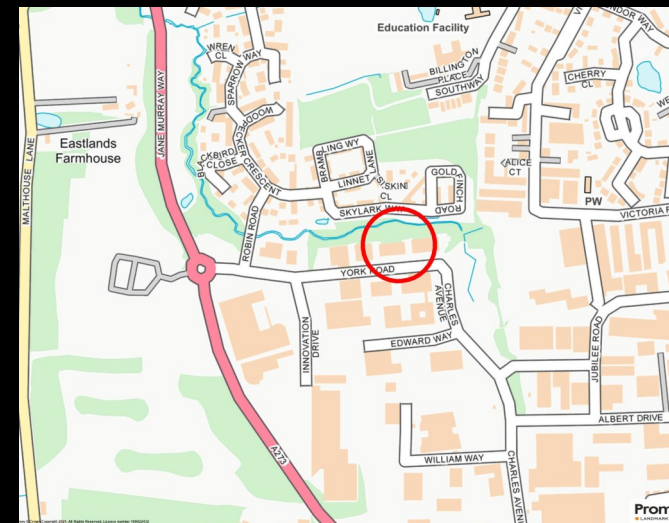
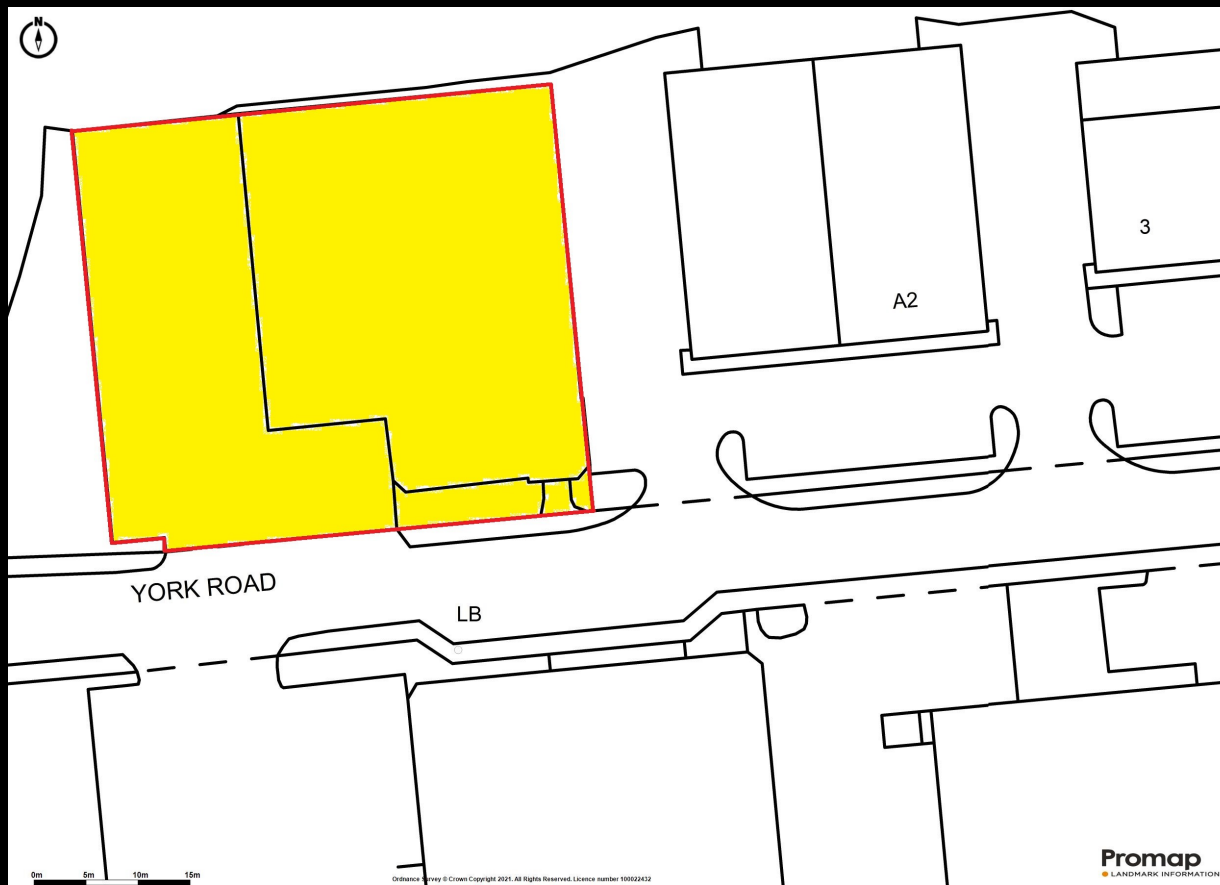




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