

# MODERN WAREHOUSE / INDUSTRIAL BUILDING

## 12,000 ft<sup>2</sup> / 1,114 m<sup>2</sup>

# TO LET



**UNIT 4, 21 ALBERT DRIVE**

**BURGESS HILL, WEST SUSSEX RH15 9TN**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Prominently situated on the main Victoria Business Park at Burgess Hill, with convenient access to the town centre, railway station and A23 (Brighton 11 miles / Crawley 14 miles / Gatwick 19 miles). A number of major occupiers are located nearby, including Roche Diagnostics, Collins Aerospace, Woolovers, DPD, CAE UK, Continental, Boeing, Royal Mail and Edwards Vacuum. A Premier Inn and Tesco Superstore are nearby.

## Description

The premises comprise a modern warehouse building with offices, which may suit a variety of warehouse / distribution or industrial uses (subject to any necessary consents). The offices and car parking are situated fronting Albert Drive, and the warehouse is accessed from the main service yard concourse. Features include an eaves height of 18' / 5.5m and a 3 phase electricity supply.

<b>Ground Floor</b>	high bay warehouse / production area, office, WCs	10,400 ft <sup>2</sup>	966 m <sup>2</sup>
<b>First Floor</b>	open plan office area, kitchen	1,600 ft <sup>2</sup>	148 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>		<b>12,000 ft<sup>2</sup></b>	<b>1,114 m<sup>2</sup></b>
<b>Exterior</b>	car parking spaces fronting Albert Drive, and loading area with additional parking at rear		

## 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 **£126,000 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** to be reassessed

**EPC Rating** applied for

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



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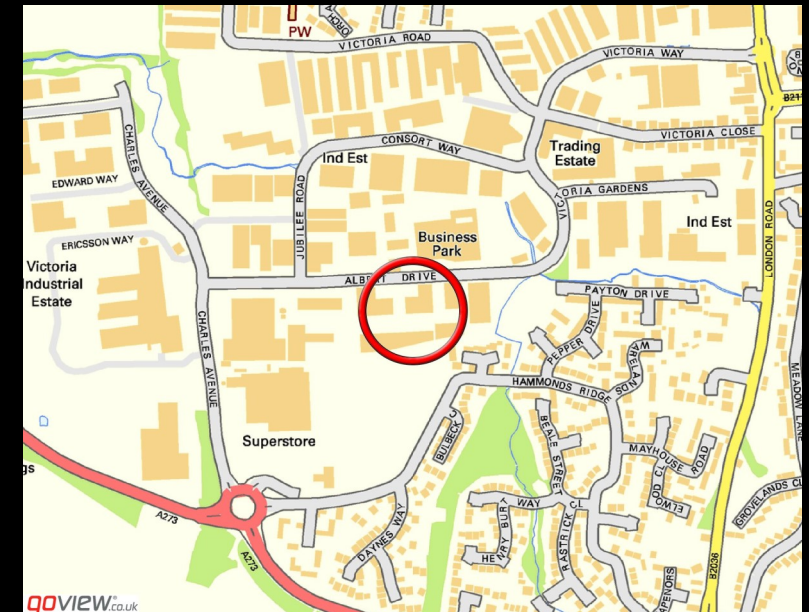
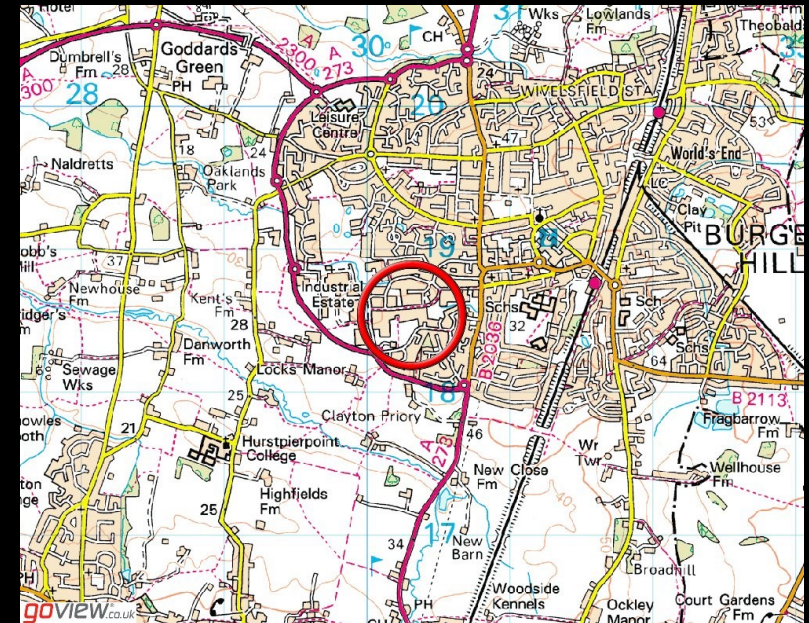
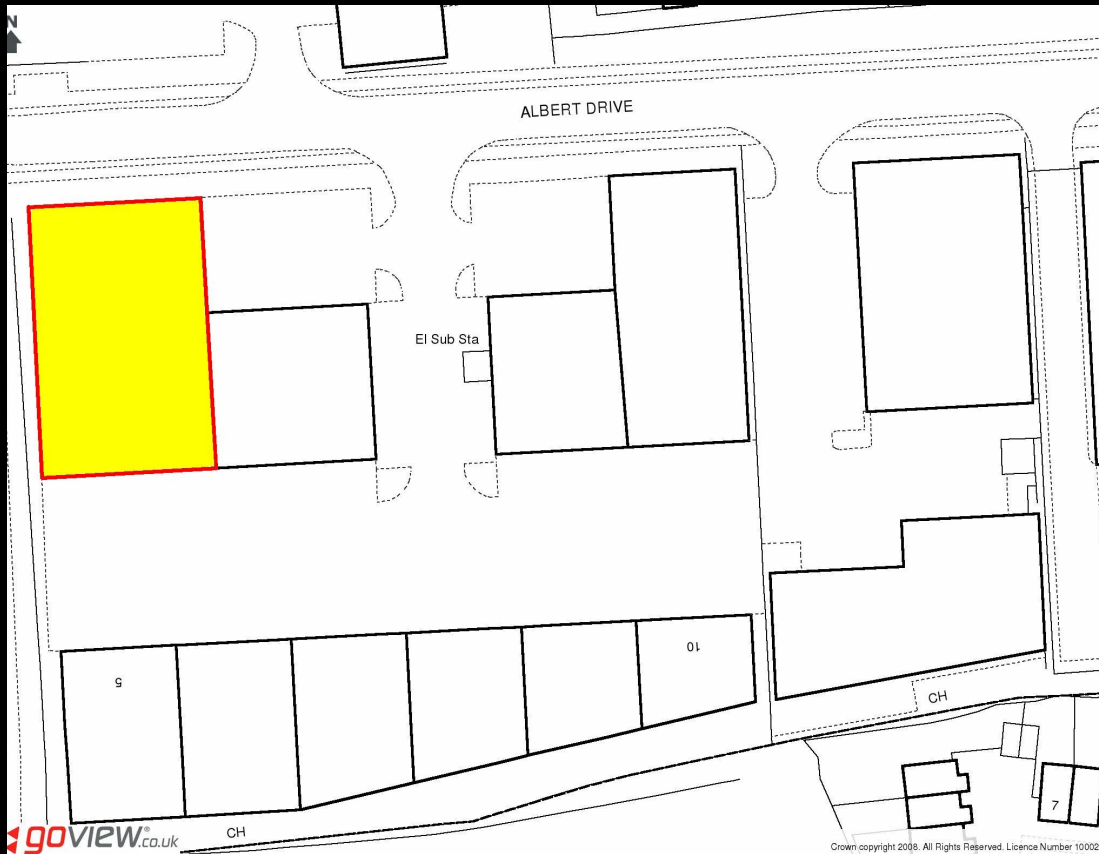
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amenities and services not tested  
measurements are approximate and gross internal

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