

2 York Road

Burgess Hill, RH15 9TT

TO LET



20,000 sq ft / 1,858 sq m with 45 car spaces

Prestigious detached industrial
/warehouse building with offices



A273

A273



Charles Ave

2 York Road



A273

York Road



LOCATION

Situated on the A23 corridor between Brighton (10 miles), Crawley (13 miles), Gatwick (16 miles) and the M25 (26 miles). The A2300 Burgess Hill link road provides convenient access between the premises and the A23. Occupiers in the vicinity include Rockwell Collins UK, Roche Diagnostics, CAE UK, Edwards Vacuum, KLX Aerospace, SSE and Porsche Centre Mid Sussex. A Premier Inn with Beefeater restaurant is nearby along with a Tesco superstore.



DESCRIPTION

Occupying a prominent corner position on a well-known business park, this prestigious high specification detached building was formerly the headquarters of an international business, and has undergone refurbishment to suit a variety of industrial or warehouse uses. Features include a clear internal height of 20 ft / 6 m and first floor offices with gas central heating and passenger lift.

Ground floor:	Warehouse / Production / WCs	In all 15,300 sq ft / 1,421 sq m
First floor:	Open plan offices / WCs	In all 4,700 sq ft / 436 sq m
Total floor area: 20,000 sq ft / 1,858 sq m		
Exterior:	Parking at front and rear for circa 45 cars, along with loading area	

TERMS

The premises are TO LET on a full repairing and insuring lease for a term to be agreed at a commencing rental of £195,000 per annum exclusive, subject to rent reviews at five yearly intervals.

Rateable value: £134,000

EPC: Energy Performance Asset Rating of C-68

Service charge: There is an estate service charge payable in respect of common areas

Measurements are approximate and gross internal
Amenities and services not tested



Viewing by arrangement with joint letting agents:



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