



51 Old Steyne, Brighton, BN1 1HU

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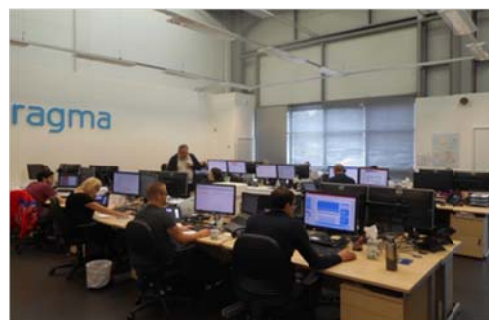
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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

## TRADE / RETAIL WAREHOUSE or OFFICES 2,800 ft<sup>2</sup> / 260 m<sup>2</sup> • LEASE AVAILABLE



### UNIT C1, BURGESS HILL TRADE CENTRE, YORK ROAD, BURGESS HILL RH15 9AD

Situated on the west side of the well-known Burgess Hill business park, close to the A273, which in turn connects with the A23(M), via the Burgess Hill Link Road (A2300). **Adjoining occupiers include Screwfix, City Electrical Factors, Toolstation and City Plumbing Supplies.** A number of other major occupiers are located in the vicinity, including Rockwell Collins, CAE Electronics, Roche Pharmaceuticals, Edwards High Vacuum and Royal Mail. A Tesco supermarket and Premier Inn/Beefeater development are nearby.

The premises comprise a prominent end of terrace high bay warehouse/trade counter/retail unit that has been fitted as offices by the current occupier, and may suit a variety of office, high-tech, showroom or trade counter/retail uses (subject to any necessary consents). Features presently include an eaves height of 23' / 7m, double glazed windows, lighting, heating and CAT 5 cabling. There are private parking spaces, along with use of communal parking area. The accommodation is arranged as follows:

<b>ground floor</b>	mainly open plan	<b><u>2,800 ft<sup>2</sup> / 260 m<sup>2</sup></u></b>
<b>exterior</b>	private parking and use of communal spaces	

measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £24,250

The premises are held on an existing lease for a term expiring 28 September 2022 at a current rental of **£42,000 per annum (+VAT)**, exclusive of business rates, estate service charge, building insurance premium and any other outgoings.

Viewing by appointment with LETTING AGENT, **GRAVES SON & PILCHER**

# Energy Performance Certificate

Non-Domestic Building



Unit C/1 Burgess Hill Trade Centre  
York Road  
BURGESS HILL  
RH15 9AD

Certificate Reference Number:  
9179-3093-0120-0100-8695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 74 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	244
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	117.3
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

20	If newly built
53	If typical of the existing stock