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Units 5, 6 & 7 at 17-21 Albert Drive

Burgess Hill · West Sussex · RH15 9TN



Warehouse / Light Industrial Units TO LET

Units from 4,905 sq.ft - 15,265 sq.ft / 455 sq.m - 1,418 sq.m
(capable of being let individually or combined)

**White Over
& Company**
01273 494977

 **GRAVES
SON &
PILCHER**
01273 **321 123**
www.gsp.uk.com

- **SITUATED CLOSE TO BRIGHTON (10 MILES) CRAWLEY (13 MILES) AND GATWICK (16 MILES)**
- **EXCELLENT ON-SITE PARKING AND DEDICATED LOADING AREAS IN FRONT OF EACH UNIT.**
- **LOCATED ON AN ESTABLISHED BUSINESS/TRADING ESTATE**
- **FULLY REFURBISHED PREMISES**

Location: The units are situated between Brighton and Crawley on the south side of Albert Drive on the Victoria Industrial Estate, Burgess Hill. The estate benefits from excellent access to the A23/M23 via the western ring road (A2300)

Description: The premises comprise of four light industrial/warehouse units of steel portal construction and brickwork built in 1981. The units benefit from 3 phase electric, gas central heating, loading doors, and an open plan high bay warehouse / production area with offices above.

Schedule of Accommodation:

Description	Floor area (sqft.)	Floor area (sqm)	Rent - per annum + VAT
Unit 5	5,180	481	£44,000
Unit 6	5,180	481	£44,000
Unit 7	4,905	456	£43,000
Unit 10	LET		

Terms: The units are available immediately on new FRI leases, terms to be agreed.

Service Charge: There is a service charge in respect of common and shared items payable quarterly in advance. Further details supplied on request.

EPC: Available upon request

Business Rates: Rateable Value available via Valuation Office Agency online.

Viewing: By appointment with Letting Agents:

Ralph Bernascone at White Over & Co.

t: 01273 49 49 77 - e: salesandlettings@whiteover.co.uk

Robert Coble at Graves Son Pilcher

t: 01273 321 123 - e: rc@gsp.uk.com

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