

A23 BETWEEN BRIGHTON & CRAWLEY DEPOT / WORKSHOP with YARD TO LET



FORMER HELPHIRE DEPOT, LONDON ROAD

HICKSTEAD, WEST SUSSEX RH17 5LZ



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the A2300 London Road, which runs alongside and interconnects with the main A23 dual carriageway, just north of the Burgess Hill interchange and service area (Shell, Starbucks and Travelodge). The location is conveniently accessible to Crawley / Gatwick to the north, and the A27 and Brighton conurbation to the south. The A272 interchange is nearby to the north. This central Sussex location provides excellent road access to the A23 corridor and the wider area.

Description

The property comprises a detached industrial building with gated yard that may suit a variety of depot, workshop or storage uses (subject to any necessary consents). Features include an eaves height of approx. 16' / 4.8 m, two loading doors and office accommodation over two storeys.

Ground Floor	Workshop / storage area, 3 office rooms rest room and WC	4,530 ft ²	420 m ²
First Floor	3 office rooms WC	692 ft ²	64 m ²
TOTAL FLOOR AREA		5,222 ft²	485 m²
Exterior	Large private yard with gated entrance		

Terms

The property is **TO LET** for a term to be agreed at a commencing rental of **£55,000 per annum**, exclusive of VAT, business rates, building insurance premium, utility costs and any other outgoings. There will be rent reviews at appropriate intervals.

Rateable Value £37,000

EPC Rating

101-125

E

104 | E

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



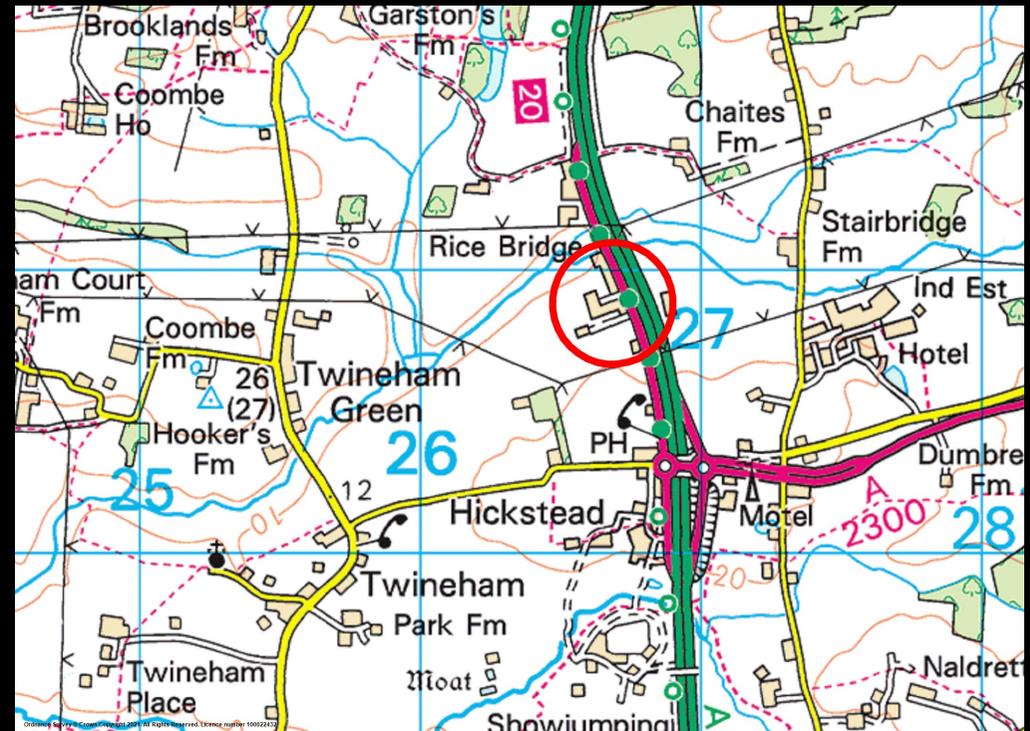
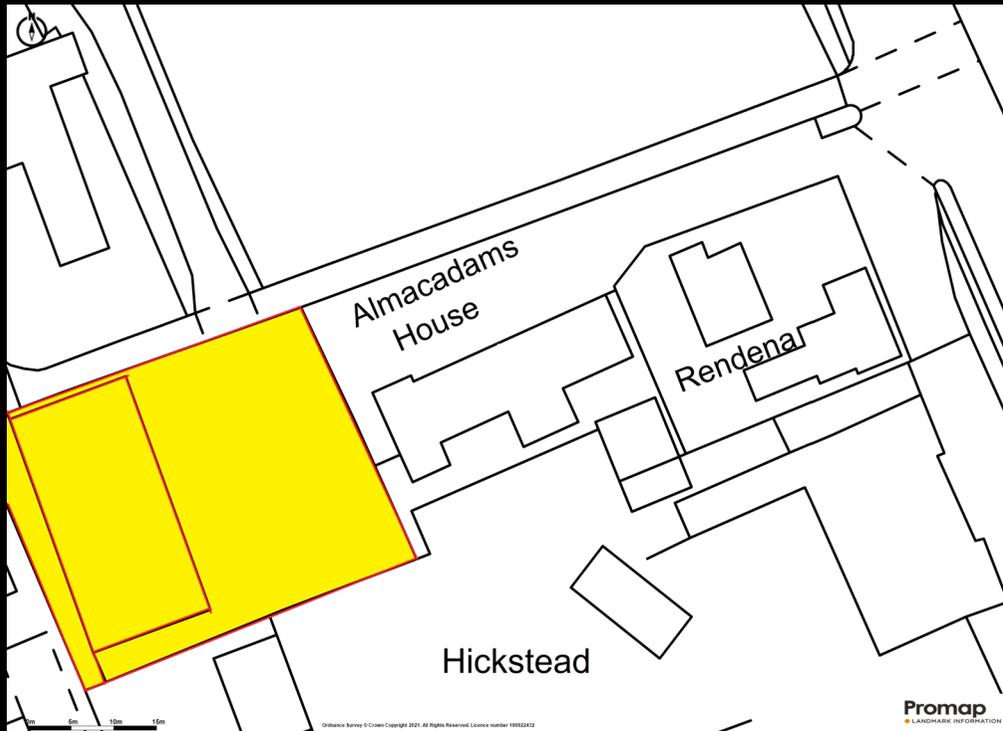
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amenities and services not tested
measurements are approximate and gross internal



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