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TO LET

INDUSTRIAL AND WAREHOUSE – 2,415 SQ FT (224.35 SQ M)

Unit 55, Bolney Grange Business Park, Stairbridge Lane, Bolney, West Sussex, RH17 5PA

DESCRIPTION

The property is a modern terraced warehouse located on the Bolney Grange Industrial Estate. The unit benefits from office space, a reception area, and kitchenette. There is ample parking available to the front of the unit across from the loading area. There is also an electric roller shutter door to the front of the unit.

LOCATION

The unit is located on the popular Bolney Grange Industrial Estate only 0.5 miles from the A23/M23 at Hickstead which provides quick and easy access to Brighton to the south and Crawley/Gatwick & M25 to the north. Brighton is 8 miles away, Burgess Hill 3 miles, Crawley/Gatwick 14 miles and the M25 21 miles.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	1,715	159.32
Office	700	65.03
TOTAL	2,415	224.35

AMENITIES / OPPORTUNITY

- Surface-level loading door
- 4.2m minimum eaves
- Demised loading area
- 3 parking spaces (with the possibility of more)
- Kitchenette
- Offices and reception area

RENT

£34,000 per annum.

RATES

The current rateable value for this property is £20,000.

VAT

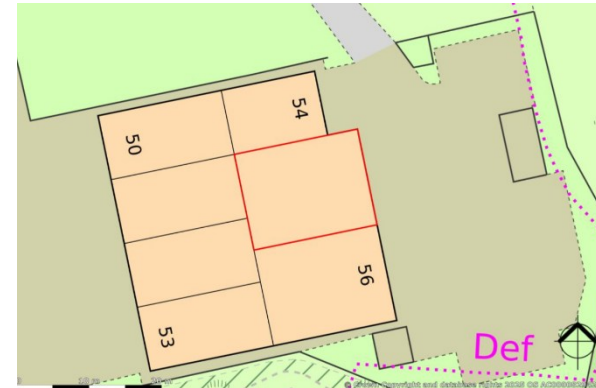
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS

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