

TO LET

**DETACHED INDUSTRIAL/WAREHOUSE WITH  
OFFICES/MEZZANINE  
10,918 SQ FT/ 1,014 SQ M**

Unit 1, Site N Sheddingdean Business Centre, Burgess Hill,  
RH15 8QY



## Summary

<b>Available Size</b>	10,918 sq ft
<b>Rent</b>	£105,000 per annum exclusive
<b>Business Rates</b>	Rateable Value of £71,500 with a UBR of 55.5 p in £
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated within the well established Sheddingdean Industrial Estate to the North of Burgess Hill.

Marchants way is found just off the A273 which is the main road in and out of the town, providing access to Haywards Heath which is approximately 5 miles to the north and Brighton 11 miles to the south.

## Description

The premises comprise a substantial detached industrial/warehouse unit, currently configured to provide offices and warehouse accommodation at the ground floor, along with further office accommodation (as built) at first floor level and a mezzanine configured to provide first floor storage.

## Specifications

- Solid concrete floor
- Gas blown air heating system
- CAT II lighting
- Kitchenette and WC facilities
- Ample parking to the rear and side of the unit (in and out style access, allowing for articulated lorries)

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	7,691	714.52
Mezzanine	1,669	155.06
Office (as built)	1,558	144.74
<b>Total</b>	<b>10,918</b>	<b>1,014.32</b>

## Lease

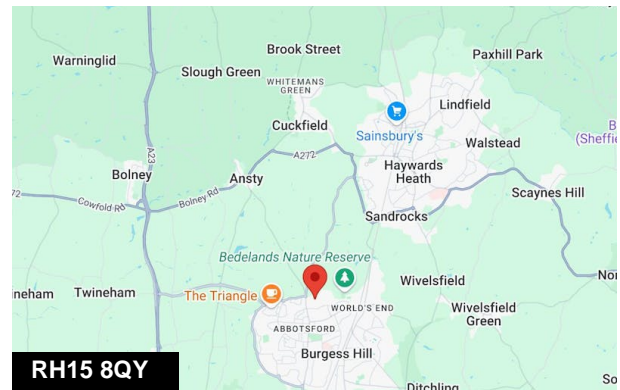
A new lease is available on terms to be agreed.

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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