

FOR SALE

**LARGE INDUSTRIAL UNIT
FREEHOLD FOR SALE
9,136 SQ FT // 848.77 SQ M**

Unit 4 Consort Way, Victoria Industrial Estate, Burgess Hill,
RH15 9TJ



Summary

Available Size	9,136 sq ft
Price	Offers in excess of £1,150,000
Business Rates	A current Rateable Value from April 2026 of £75,500 with a UBR of 48.0 p in £
EPC Rating	Upon enquiry

Location

The premises are located within Victoria Industrial Estate in Burgess Hill. Consort Way provides predominately industrial and warehouse accommodation. The industrial estate is positioned to the west of Burgess Hill's town centre. The town has excellent road connections, with access to the A23/M23 via the western ring road (A2300) nearby. Brighton is 11 miles to the south and Crawley/Gatwick is 14 miles to the north.

Burgess Hill railway station is 1 mile to the east and provides direct, regular services to Brighton, Gatwick airport, Croydon and London.

Description

This property comprises a single storey industrial unit of concrete portal frame construction and provides largely open plan storage / light industrial space. A partitioned section to the eastern side of the building is currently configured to provide office accommodation underneath the mezzanine floor which is utilised as office space and a staff kitchen.

Internally, the premises benefit from a power floated concrete floor, heating via gas blowers, a 3 phase electrical supply and a mixture of lighting. Male and female WCs are provided on the ground floor. A loading and storage area fronts the property allowing ample parking provision along with external storage space.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Industrial	8,271	768.40
First Floor Office	865	80.36
Total	9,136	848.76

Tenure

The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

VAT

VAT may be applicable on the terms quoted.

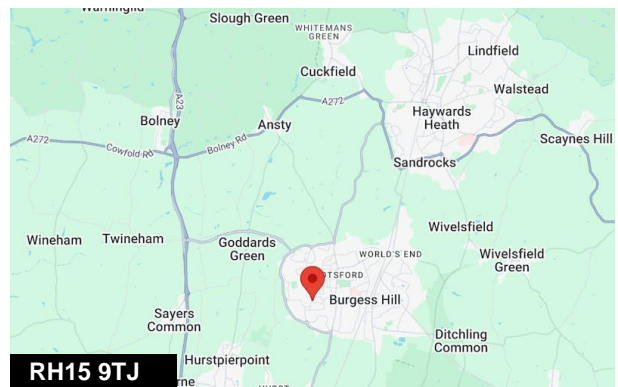
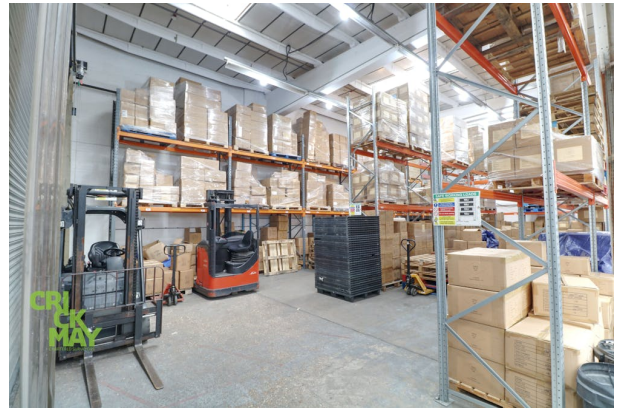
Legal Costs

Each party to be responsible for their own legal costs.

Viewings

Available through Ralph Bernascone - 07717 576337 / salesandlettings@whiteover.co.uk

Alexander Mullett - 01444 443400 / am@crickmay.co.uk



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