

# STORAGE UNITS - VARIETY OF SIZES

From 233 sq. ft (21.64 sq. m)



**Oakley**

Your Sussex Property Expert



**TO LET**

## Units at OPQ, Ditchling Common Industrial Estate, Ditchling, Hassocks BN6 8SG

- Ideal storage units
- Standard 1 year estate lease
- On-site parking
- Industrial estate with 24-hour access
- 100% rate relief (STS)

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## LOCATION

Ditchling Common Industrial Estate is located to the east of Burgess Hill. The estate entrance is accessed from Folders Lane East, Ditchling Common (B2113). There are good road connections to Gatwick Airport, Haywards Heath, Lewes, Brighton, and London. Covering a site of 8 acres, Ditchling Common Industrial Estate is a multi-let business park comprising approximately 200,000sqft of light industrial units, warehouses and open storage land with Lion House at its entrance providing office accommodation. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN6 8SG**.

## DESCRIPTION

The accommodation comprises light industrial/storage units, which are accessed via the main full height roller shutter door of Unit OPQ, which is a larger unit subdivided. Most units have 3 phase electricity supply, concrete floor, and strip lighting. On-site parking is available.

## ACCOMMODATION

|                   | <i>SQ.FT</i> | <i>SQ.M</i>   | <i>RENT pax</i> | <i>SERVICE CHARGE PER ANNUM</i> | <i>INSURANCE PER ANNUM</i> |
|-------------------|--------------|---------------|-----------------|---------------------------------|----------------------------|
| <i>Unit A</i>     | <i>708</i>   | <i>65.77</i>  | <i>£9,204</i>   | <i>£907</i>                     | <i>£255</i>                |
| <i>Unit F</i>     | <i>233</i>   | <i>21.64</i>  | <i>£4,660</i>   | <i>£299</i>                     | <i>£84</i>                 |
| <i>Unit H+J+K</i> | <i>1,488</i> | <i>138.24</i> | <i>£16,368</i>  | <i>£1,905</i>                   | <i>£536</i>                |

## USE

The units may be used for a wide variety of uses including light industrial (E) and storage & distribution (B8). Interested applicants are advised to make their own enquiries in respect of their proposed use.

## RENT

Rent is quoted per annum exclusive. VAT will be charged on the rent. A rent deposit of one quarter's rent will be required (subject to status).

## FLEXIBLE TERMS

The units are available to let upon a standard estate lease for a term of 1 year, on effectively a full repairing and insuring basis.

## BUILDING INSURANCE / SERVICE CHARGE

Upon application.

## BUSINESS RATES

Potential occupiers are encouraged to make the own enquiries at [Find a business rates valuation - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

However, since the units are likely to have a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

## ENERGY PERFORMANCE CERTIFICATE

Upon application.

## LEGAL FEES

Tenants are to contribute £275 plus VAT towards the legal cost of preparing the necessary documentation and in order to reserve the unit.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

## CONTACT



**James Hamblyn**

01273 627 411

[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)



**David Marsh**

01273 054 583

[david.marsh@oakleyproperty.com](mailto:david.marsh@oakleyproperty.com)

Main switchboard: 01273 688 882

[www.oakleyproperty.com](http://www.oakleyproperty.com)

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Map showing outline of the estate and of Unit OPQ

All images, maps, plans and boundaries are for reference purposes and not to scale.

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Photos showing Unit H+J+K at OPQ

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Photos showing Unit A at OPQ

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