

# TO LET

## WAREHOUSE/LIGHT INDUSTRIAL UNIT 1,457 SQ FT/ 135.4 SQ M

Unit 9, Sheddingdean Business Centre, Marchants Way,  
Burgess Hill, RH15 8QY



Summary

|                |                               |
|----------------|-------------------------------|
| Available Size | 1,457 sq ft                   |
| Rent           | £ 14,528 per annum exclusive. |
| Business Rates | Upon Enquiry                  |
| EPC Rating     | Upon enquiry                  |

Location

The property is situated within the well established Sheddingdean Business Centre to the north of Burgess Hill. Marchants Way is situated 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 property comprises an industrial unit forming part of an estate of 15 units, composed of a steel portal frame construction with brick and plastic coated steel clad walls under a coated steel clad roof with roof lights.

Interested parties should note that the current mezzanine is to be removed but can be left if required. More information upon request, subject to a rent being agreed.

Specification

- Roller shutter door
- 3 phase power
- Parking/loading area

Accommodation

The accommodation comprises the following areas:

| Description      | sq ft | sq m   |
|------------------|-------|--------|
| Ground Floor     | 985   | 91.51  |
| Mezzanine/Office | 472   | 43.85  |
| Total            | 1,457 | 135.36 |

Lease

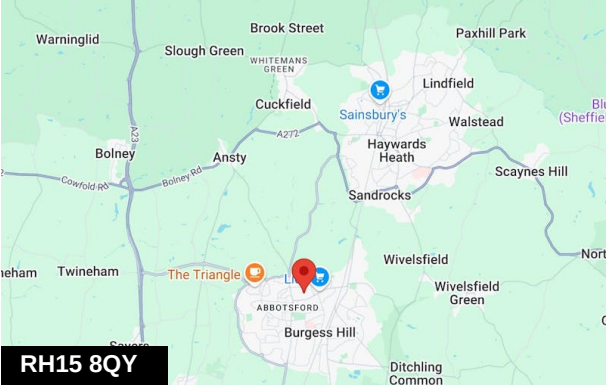
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will 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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