

TO LET

**WAREHOUSE/LIGHT INDUSTRIAL UNIT
68.56 SQ M (738 SQ FT)**

Unit 6 Sheddingdean Business Centre, Marchants Way,
Burgess Hill, RH15 8QY



Summary

Available Size	738 sq ft
Rent	£13,000 per annum exclusive.
Business Rates	Rateable Value of £10,250 with a UBR of 49.9 p in £. 100% small business rates relief may be available subject to a tenant's status.
Service Charge	A service charge shall be applicable towards the upkeep of the common parts of the estate.
EPC Rating	D (90)

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 end of terrace 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.

Specification

- Manual roller shutter door 3.11 m wide x 2.99 m high
- Eaves height - min of 3.72 m and max of 5.13 m
- Fire alarm
- Vinyl floor
- 3 phase electricity
- LED lighting
- WC facilities
- Kitchenette

Accommodation

The premises have the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	738	68.56

Lease

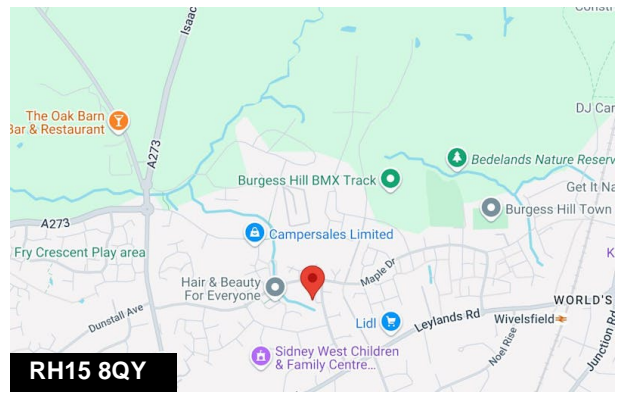
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



RH15 8QY

Viewing & Further Information



Alexander Mullett

01444 708989 | 07595 619416

am@crickmay.co.uk

[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

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