

TO LET

LIGHT INDUSTRIAL/WORKSHOP UNIT(S) 2,431 SQ FT - 8,247 SQ FT

Units 9-11 Dinnages Business Park, 22 Wivelsfield Road,
Haywards Heath, RH16 4EQ



Summary

Available Size	2,431 to 8,247 sq ft
Rent	£29,000 - £99,000 per annum exclusive.
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

This industrial unit forms part of the established Dinnages dealership on Wivelsfield Road, in the centre of Haywards Heath. The town is an affluent commuter hub in Mid Sussex, benefiting from excellent transport connections.

The location provides easy access to the A272, which links directly to the A23 and the wider motorway network, ensuring strong connectivity to Brighton, Gatwick and London. Haywards Heath's railway station is located approximately one mile from the site and offers fast services to the south coast as well as London destinations in as little as 44 minutes.

Description

The premises comprise a light industrial/workshop unit of metal portal frame construction with insulated, composite profile cladding to the elevations and roof.

Currently the unit is split into two sections with Units 9 & 10 forming a large open plan area with Unit 11 being accessed either via an internal opening or an external loading door. If required Unit 9 and 10 can be separated.

It benefits from a 3 phase power supply onsite parking. The units have maximum eaves height of 4.64m, minimum eaves of 3.7m.

The premises currently provides a single open plan space with a roller shutter door and multiple pedestrian access points, however the unit could be split to provide two self contained units, each with their own roller shutter door and pedestrian access.

On site parking is available.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m	Rent
Unit 9	2,908	270.16	£35,000 /annum
Unit 10	2,908	270.16	£35,000 /annum
Unit 11	2,431	225.85	£29,000 /annum
Total	8,247	766.17	

Terms

A new lease available on terms to be agreed at the above initial exclusive rents.

VAT

VAT is not understood to 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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