

# TO LET / FOR SALE

**LIGHT INDUSTRIAL/STORAGE UNIT  
WITH MEZZANINE OFFICE  
2,531 SQ FT // 235.14 SQ M**

Unit 44 Bolney Grange Industrial Park, Bolney, Nr Haywards Heath, RH17 5PB



## Summary

<b>Available Size</b>	2,531 sq ft
<b>Rent</b>	£17,000 per annum exclusive.
<b>Price</b>	Offers from £295,000
<b>Business Rates</b>	Rateable Value of £27,000 with a UBR of 43.2 p in £
<b>Service Charge</b>	The current annual service charge for the property is £900 + VAT for the upkeep of the security gate & common parts
<b>EPC Rating</b>	D (90)

## Location

Bolney Grange industrial Park is situated approximately one mile south of Bolney village adjoining the A23 London/Brighton road and is close to Hickstead All England Showjumping ground, with Sayers Common to the South. Mainline railway services are available from both Haywards Heath and Burgess Hill with regular services to London Victoria and London Bridge. Gatwick airport is approximately 17 miles away via the A23.

## Description

The premises comprise an end of terrace brick built industrial unit and office with a fully insulated steel profile roof.

## Specification

- Steel gates for out of hours estate entrance
- Forecourt parking
- 3 phase electricity
- Electric loading door
- Male and female WC's

## Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Ground Floor Industrial	1,700	157.94
Mezzanine Office	831	77.20
<b>Total</b>	<b>2,531</b>	<b>235.14</b>

## Tenure

The property is available by way of either a sale of the freehold interest with vacant possession or via a full repairing and insuring lease 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.

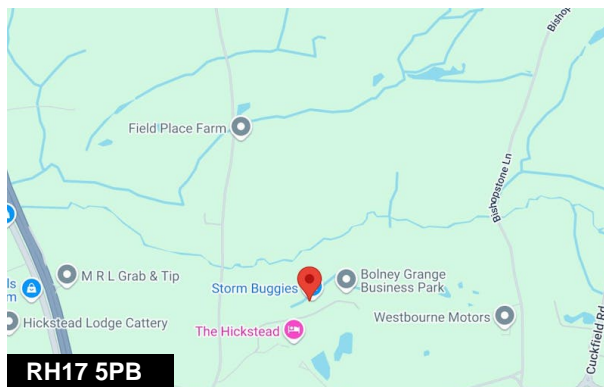
## Viewings

Available through Ralph Bernascone:

07717 576337 / salesandlettings@whiteover.co.uk

Alexander Mullett:

01444 443400 / am@crickmay.co.uk



### Crickmay Chartered Surveyors

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