

TO LET / FOR SALE

**FACTORY/WAREHOUSE
WITH OFFICES**

Unit 23 Bolney Grange Industrial Park, Stairbridge Lane,
Bolney, Nr Haywards Heath, RH17 5PB



Summary

Available Size	3,829 sq ft
Rent	£42,000 per annum exclusive
Price	Offers in excess of £550,000
Business Rates	Rateable Value of £25,500 with a UBR of 49.9 p in £
Service Charge	£800 per annum for the upkeep of the front security gate and common parts
EPC Rating	B (46)

Location

The property is on the Bolney Industrial Park, situated off the A2300, approximately 400m from the A23. Haywards Heath is approximately 5 miles to the east, Horsham approximately 10 miles to the north-west.

Description

The premises comprise a semi-detached factory/warehouse of brick/steel profile cladding with the following amenities:

Specification

- 24 hour access
- Steel gates for out of hours at estate entrance
- Steel loading door
- Male/female WC's
- 8 car parking spaces

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Ground Floor Factory	2,800	260.13
First Floor Offices	429	39.86
Office Mezzanine	600	55.74
Total	3,829	355.73

Terms

A new full repairing and insuring lease for a term of five years. The lease to be outside the Provisions of the Landlord & Tenant Act 1954.

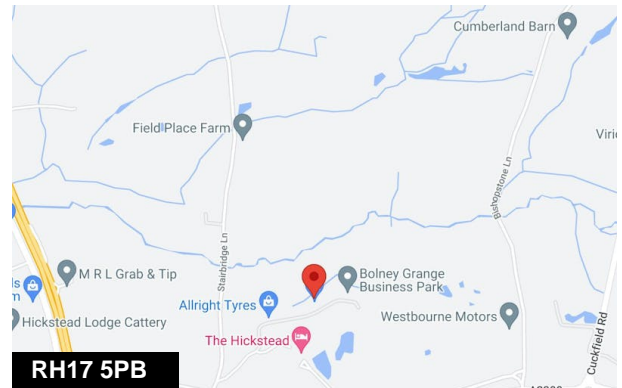
Alternatively, the client will give consideration to a sale of the freehold interest.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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