

# TO LET

OPQ H+J+K, DITCHLING  
COMMON IND ESTATE, BN6  
8SG  
1,488 Sq Ft

- Three Phase Power
- 24/7 Access
- Self Contained
- Cheap Self Contained Storage
- Apply for full rates relief!
- Two Large Sliding Doors

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

## OPQ H+J+K, O P Q BUILDING, DITCHLING COMMON, DITCHLING, HASSOCKS, EAST SUSSEX, BN6 8SG

OPQ H+J+K comprises a self-contained light industrial / workshop / storage unit extending to approximately **1,488 sq ft (138 sq m)**. The unit is well suited to a range of uses including **storage, workshop and studio use** and provides practical ground floor accommodation within an established business park setting.

The property benefits from **two large sliding doors** allowing vehicle access, together with **three phase power** and **24/7 access**. Communal WC facilities are located opposite.

The unit forms part of **Unit OPQ**, which comprises eleven self-contained units, located within **Ditchling Common Industrial Estate**. The estate is a well-established multi-let business park offering a range of light industrial, warehouse and open storage accommodation.

### Location

Ditchling Common Industrial Estate is located off **Westfield Lane**, approximately **three quarters of a mile east** of the roundabout junction with **Walderslade Woods Road, Gleamingwood Drive, Lordswood Lane and Harp Farm Road**. The estate benefits from convenient road access via the **B2113**, linking to **Haywards Heath, Brighton**, and the **A23 / national motorway network**.

Nearby rail connections include **Burgess Hill Station** approximately **1.5 miles** away, **Wivelsfield Station** approximately **1.6 miles** away, and **Plumpton Station** approximately **2.0 miles** away.

### Legal Costs

Each party will bear their own legal costs.

### Accommodation

	Sq Ft	Sq M
Ground Floor	1,488	138.24
<b>TOTAL</b>	<b>1,488</b>	<b>138.24</b>

### Tenure

To be let on a 12 month licence on flexible terms.

### VAT

All figures quoted are exclusive of VAT, which may be payable.

### Business Rates

Business rates and other charges may apply. The listing highlights the potential to **apply for full rates relief**, subject to eligibility. Interested parties should make their own enquiries with the local authority.

### Service Charge

Further information is available upon request.

### Additional Information

#### Rent

**£17,316 per annum exclusive**  
Equivalent to **£1,443 per calendar month / £11.64 per sq ft**.

#### Viewing

Strictly by appointment through Petchey and our joint letting agents.

**Max Allen**  
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