



**UNIT 43, BOLNEY GRANGE INDUSTRIAL PARK, STAIRBRIDGE LANE,  
HICKSTEAD, RH17 5PA**

- **EXCELLENT WAREHOUSE / OFFICES**
- **TO LET ON A NEW LEASE**
- **1,700 sq ft (157.93 sq m)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

This very modern property is situated within 1 mile of the A23/M23 at Hickstead Roundabout. Burgess Hill is 3 miles and Brighton 8 miles.

## Description

Modern brick built warehouse/factory with good offices. The roof is a fully insulated steel profile structure providing excellent insulation.

## Amenities

- Dedicated Car Spaces on Concrete Forecourt
- Electric Loading Door
- Good Offices
- Lighting
- 3 Phase Electricity
- Male/Female/Disabled WC's
- Kitchen
- Double Glazed Windows

## Floor Areas

	Sq m	Sq ft
Total	157.93 m <sup>2</sup>	1700 sq ft

## Lease

New full repairing and insuring lease for a term of 8 years with a rent review at the end of the 4th year. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

## Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £14,000  
UBR (2019/2020) 49.1 p in the £

Small business rates relief maybe available to eligible businesses.

## Rent

£17,000 per annum.

## Legal Fees

Each party to pay their own legal costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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