



UNIT 23, ALBERT DRIVE, BURGESS HILL, WEST SUSSEX, RH15 9TN

- **WAREHOUSE AND OFFICES**
- **TO LET**
- **17,816 SQ FT APPROXIMATELY (1655 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are located to the south side of Albert Drive approximately one mile to the west of Burgess Hill Town Centre and mainline Station. The A23/M23 is approximately three miles away.

Description

The property comprises a self-contained warehouse building and a ground floor office block with an integral pedestrian access to the main warehouse. Externally there is a secure area for open storage. The property has the following amenities.

Amenities:

- Air Conditioning in Offices
- Plentiful on-site Car Spaces
- 20 Feet to Eaves in Warehouse approx.
- 1 Electric Loading Door
- Gas Heating in Offices/Warehouse
- 3 Phase Electricity
- 24 Hours Access
- Kitchen/Rest Room
- L.E.D Lighting in Warehouse

Floor Areas

The property has the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Ground floor offices/ canteen	390 m ²	4,200 sq ft
Ground floor warehouse	1136 m ²	12,231 sq ft
Mezzanine Offices/ stores	128 m ²	1385 sq ft
Total	1655 m ²	17,816 sq ft

There is also secure storage/ additional car parking of 6,000 sq ft approximately.

Lease

A new full repairing and insuring lease for a term of between five and ten years with an upward only rent review at the end of the third year.

Rent

The rent is £180,000 per annum plus VAT.

Rates

Rateable value: £97,500

VAT

VAT is chargeable on the terms quoted.



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 AGENTS

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