



**UNIT 34, BOLNEY GRANGE INDUSTRIAL PARK, STAIRBRIDGE LANE, BOLNEY,
WEST SUSSEX, RH17 5PA**

- **MODERN INDUSTRIAL UNIT WITH OPEN PLAN OFFICES**
- **2,273 SQ FT (211 SQ M)**
- **ON SITE PARKING**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are located at the rear of the Bolney Grange Industrial Park just off the A2230 approximately 4 miles west of Burgess Hill. The A23 with access to Crawley (11.1 miles to the north) and Brighton (12.5 miles to the south) is located approximately 1 mile from the subject premises. The location is considered to have excellent road links to the county, Gatwick airport and M 25.

Description

The unit comprises a modern light industrial unit under a profile steel sheeted roof, which has been converted to provide excellent open plan office accommodation.

The offices benefit from the following:

Amenities

- Forecourt parking for approximately 5/6 cars or more if parked in tandem
- UPVC double glazed windows & doors
- Fully carpeted
- Fitted Kitchen
- Ladies & gents WC facilities
- Suspended ceiling with Cat II diffused lighting

The front roller shutter door is operational and this can be opened up to create a warehouse storage space.

Floor Areas

The unit has the following approximate gross floor areas :

	Sq m	Sq ft
Ground floor	211 m ²	2,273 sq ft

Lease

The unit is available to let upon a new full repairing and insuring lease for a term to be agreed.

Rent

£19,500 per annum.

Business Rates

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

Rateable value: £17,250
UBR (2020//2021) 49.1p in the £

EPC

The property has an EPC rating of 106 (E).

VAT

VAT is chargeable on the terms quoted.

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 JOINT SOLE LETTING AGENTS

TIM SHEPHERD
COLYER COMMERCIAL
01403 333921 or 07921056072
tshepherd@colyercommercial.co.uk

STEVEN HARVEY
OAKLEY COMMERCIAL
01273 688882
steven@oakleyproperty.com

