



**UNIT 23, BOLNEY GRANGE INDUSTRIAL PARK, STAIRBRIDGE LANE,
BOLNEY, RH17 5PB**

- **SELF CONTAINED INDUSTRIAL UNIT**
- **3200 sq ft (299.85 sq m)**
- **TO LET OR FOR SALE**

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

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

Amenities

- 8 car parking spaces
- 24 hour access
- Steel gates for out of hours at estate entrance
- Male & Female toilets
- Steel Loading door

Floor Areas

	Sq m	Sq ft
Ground Floor Factory	260 m ²	2,800 sq ft
First Floor Offices	39.85 m ²	429 sq ft
	299.85 m ²	3,220 sq ft
Plus office mezzanine	55.74 m ²	600 sq ft
Total	354.88 m ²	3,820 sq ft

Lease

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

£42,000 per annum.

Freehold

Our clients will consider the sale of the freehold interest with offers in excess of £550,000 + VAT.

Business Rates

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

Rateable value: £25,500
UBR (2024/2025) 49.9 p in the £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

B-46

Service Charge

For the upkeep of the front security gate/common areas £800 pa + VAT.

Legal Fees

Each party to pay their own legal costs.

VAT

VAT may be 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 LETTING AGENTS

TIM SHEPHERD

01403275275 or 07921056072

tshepherd@colyercommercial.co.uk

