



**INDUSTRIAL UNITS, BRIDGERS FARM BARNs, BRIDGERS FARM, LANGTON LANE, HURSTPIERPOINT WEST SUSSEX, BN6 9HA**

- **WAREHOUSE/ INDUSTRIAL UNITS TO LET ON NEW LEASES**
- **NEW BUILD DEVELOPMENT**
- **FROM 1,214 SQ FT - 4,068 SQ FT**
- **LAST 3 UNITS REMAINING**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Bridger Farm Farm is located just off Longton Lane, from the A23 Hassocks Head north west towards B2118 where you turn a sharp right towards Langton Lane and then you turn left onto Longton Lane and Bridgers farm is on your right.

The village of Hurstpierpoint is located at the junction of the B2116 and B2117, approximately 3 miles southwest of Burgess Hill, one mile northwest of Hassocks and 9 miles north of Brighton. The nearest mainline railway station is situated in Hassocks and offers frequent direct rail services to London terminals and south coast towns.



## Description

This new industrial development of small units are available to rent. These modern units have the following features:

- Electrically operated shutter loading doors.
- Part brick and Portal Framed buildings with steel cladding system
- Modern profiled steel roofs
- Steel Personnel Doors
- Modern LED Lighting
- Three phase power available in units 6-7
- WC and kitchen facilities
- Covered and secure cycle parking spaces
- BT Fibre optic broadband maybe available

## Accommodation

The accommodation has been measured on gross internal area basis (GIA) as follows:

Accommodation	Sq m	Sq ft
Unit 6	189.14 m <sup>2</sup>	2,035 sq ft
Unit 7	188.93 m <sup>2</sup>	2,033 sq ft
6 & 7 Combined	378.07 m <sup>2</sup>	4,068 Sq Ft
Unit 12	112.79 m <sup>2</sup>	1,214 sq ft

## Terms

The units are available to let on fully repairing and insuring terms. The leases are to be contracted outside of the Landlord & Tenant Act 1954.

Units 6 & 7 are available together or separately.

## Quoting Rents

Unit 6:	£20,350 per annum exclusive
Unit 7:	£20,350 per annum
Unit 12:	Under Offer

## Planning

We understand that the premises shall be used for business purposes only (office, research and development and light industrial process) falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (As amended).

## Hours of deliveries, despatch and collection from site

We understand the site has the following business operation hours:

Monday to Friday 0700 – 1900 hours  
 Saturday 0800 – 1300 hours  
 Sunday and Bank Holidays – no work.



Unit 12- side elevation



Unit 12 – To the side of unit 13.

**Business Rates- Small Business Rates Relief for eligible businesses**

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

Rateable values:  
Unit 6, 7 & 12      To be assessed  
UBR (2024/2025)      49.9 p in £

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



Units 6-7

**EPC's**

EPC's have been ordered and will be available shortly.

**VAT**

VAT will be chargeable on the terms quoted.

**Legal Costs**

Each party to be responsible for their own legal costs.



Unit 6 - Internal

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 THE SOLE LETTING AGENTS**

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