



**UNIT 44, BOLNEY GRANGE BUSINESS PARK, STAIRBRIDGE LANE, HICKSTEAD, RH17 5PB**

- **SUPERB WAREHOUSE UNIT / OFFICES TO LET**
- **2,531 sq ft (235 sq m)**
- **DEDICATED CAR PARKING**





## Location

The property is situated within 1 mile of the A23/M23 at the Hickstead roundabout. Burgess Hill is approximately 4 miles away and Brighton is approximately 12 miles away.

## Description

The property comprises an end of terrace brick built factory/offices with a fully insulated steel profile roof. The property benefits from the following amenities.

## Amenities

- 3 Phase Electricity
- Male / Female Toilets
- Electric Loading Doors
- Dedicated Car Parking
- Steel gates for out of hours estate entrance



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.

## Floor Areas

	Sq m	Sq ft
Ground floor offices / warehouse	235 m <sup>2</sup>	2531 sq ft
Total	235 m <sup>2</sup>	2531 sq ft

## Lease

For a term of five years on a full repairing and insuring 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: £18,250  
UBR (2025/2026) 49.9p in the £

## Rent

£27,500 per annum

## Service Charge

The current annual service charge for the property is £900 plus VAT for the upkeep of the security gate & common parts.

## Legal Fees

Each party to pay their own legal costs.

## EPC

The property has a rating of 90D valid until 31<sup>st</sup> January 2027.



**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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