



Forefront Industrial Estate, Nursery Lane, Haywards Heath, West Sussex, RH17 5JS

INDUSTRIAL UNITS TO LET

EXCELLENT LOCATION JUST OFF THE A23

127 - 1,563 SQ FT (11.8 - 145.2 SQ M)

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FOREFRONT INDUSTRIAL ESTATE, NURSERY LANE, HAYWARDS HEATH, WEST SUSSEX, RH17 5JS

Location

The Forefront Industrial Units are located adjacent the A23 just south of Crawley. The units access excellent access to the A23/M23 and national motorway network via the Warninglid A23 junction.

Description

Unit 2 is a modern steel framed storage unit constructed in 2024.

The additional storage units are wood framed storage units suitable for storage or workshop use.

The following features relate to unit 2:

- Three Phase Power Supply
- Large yard area for storage or parking
- Electrically operated loading door 2.90 m (height) 3.50 m (width)
- Modern LED Lighting
- Steel Personnel Door

Accommodation

	Sq Ft	Sq M
Unit 2 (Modern Unit)	491	45.61
Unit 3	945	87.79
Unit 4	128	11.89
TOTAL	1,563	145.2

Terms

Available to let on a new short term lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

Rent

Unit 2: £1,500 per calendar month

Store 1: £750 per calendar month

Store 2: £250 per calendar month

The rents are exclusive of water and electricity charges.

Service Charge

A service charge will be applicable towards a share of the business rates and for the upkeep and maintenance of the building and common parts. Further details are available on request.

VAT

VAT is applicable on the terms quoted

EPC Rating

We understand an EPC isn't required as the units do not have heating or WC facilities.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

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