

**Unit H1 Sheddingdean Business Park
Marchants Way, Burgess Hill RH15 8QY**



**REFURBISHED HIGH OFFICE CONTENT WAREHOUSE
6,855sqft (637sqm) PLUS 21 CAR SPACES**

to let



Location

Sheddingdean Business Park lies close to Burgess Hill town centre with its good road and rail communications to Haywards Heath, Lewes, Gatwick Airport, Brighton and London. The A23/M23 is only four miles to the west.

Description

The property comprises a modern end of terrace warehouse unit with two storey offices. The unit is prominently located fronting Marchants Way.

Accommodation

	sq ft	sq m
GROUND FLOOR – WAREHOUSE	3,361	312
GROUND & FIRST FLOOR – OFFICES	3,494	325
TOTAL	6,855	637

Subject to contract

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Amenities

Office:

- Suspended ceilings
- Cat 2 lighting
- Gas central heating
- 3 WC's incl. 1 disabled
- 21 car parking spaces

Warehouse:

- Electric Loading door - approx 4m(w) x 5.4m(h)
- Gas hot air blower
- Sodium lighting
- 5.9m eaves height

Terms

The unit is available on a new lease on terms to be agreed

Rent

£62,000 pax

Rates

To be re-assessed

VAT

VAT will be chargeable on the terms quoted

Legal Costs

Each party is to be responsible for their own legal fees.

Viewing

For further information or to arrange an inspection, please contact sole agents:

Tim Hardwicke

Direct Line: 01293 441305

Mobile: 07989 420 989

Email: thardwicke@shw.co.uk

Huseyin Djevdet

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available on our website www.shw.co.uk

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