

TO LET

Prime Trade Counter Unit

UNIT C3

**BURGESS HILL
TRADE CENTRE**

BURGESS HILL,
WEST SUSSEX, RH15 9TT

**3,520 SQ FT
327 SQ M**

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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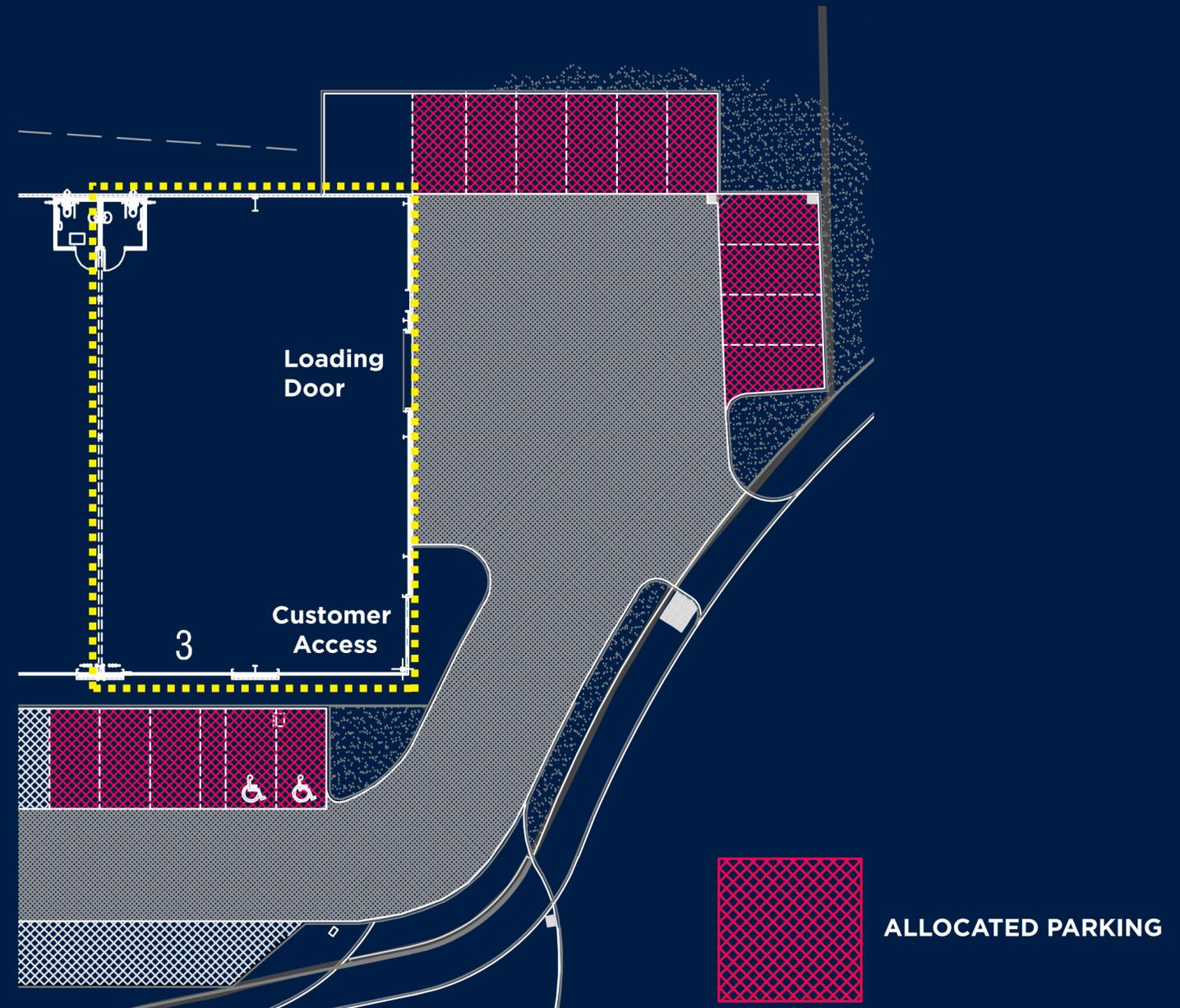
UNIT C3, BURGESS HILL TRADE CENTRE, BURGESS HILL WEST SUSSEX, RH15 9TT

PROPERTY DETAILS

The subject property is a modern end of terrace trade counter unit of 3,520 sq ft constructed with a steel portal frame, prominently located on the busy Victoria Industrial Estate in Burgess Hill. The unit offers a clear internal height of approximately 6 metres, an electric surface-level loading door and three phase power.

Generous dedicated parking is available to the front and side of the property.

The unit is situated on the Burgess Hill Trade Park, which is home to well-established trade counter occupiers including Toolstation, Screwfix, and Topps Tiles.



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PROPERTY LOCATION

Burgess Hill is strategically located along the A23 corridor, with convenient access to the A23 via the A2300. This provides excellent connectivity northbound to London (approximately 40 miles) and Gatwick Airport (approximately 16 miles), as well as southbound to Brighton (approximately 10 miles) and the A27.

Burgess Hill is one of the largest towns in Mid Sussex, with a population of approximately 32,800. The District Council has an ambitious growth programme for the town, including inward investment of £1billion, delivering 5,000 new homes and over 15,000 jobs.

Victoria Industrial Estate accommodates a diverse range of prominent occupiers, including Boeing, CAE UK, ILG, and Royal Mail. A Tesco superstore is located within walking distance of the subject property, with additional amenities available nearby in Burgess Hill town centre.

A27	12 Minutes
A23	6 Minutes
M25	35 Minutes

 **SAT NAV: RH15 9AD**
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FURTHER INFORMATION

TERMS: An effective full repairing and insuring lease is available on new terms to be negotiated and agreed.

RENT: On application.

VAT: VAT will be chargeable on the terms quoted.

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

EPC: The property has an EPC rating of B.

AGENT DETAILS



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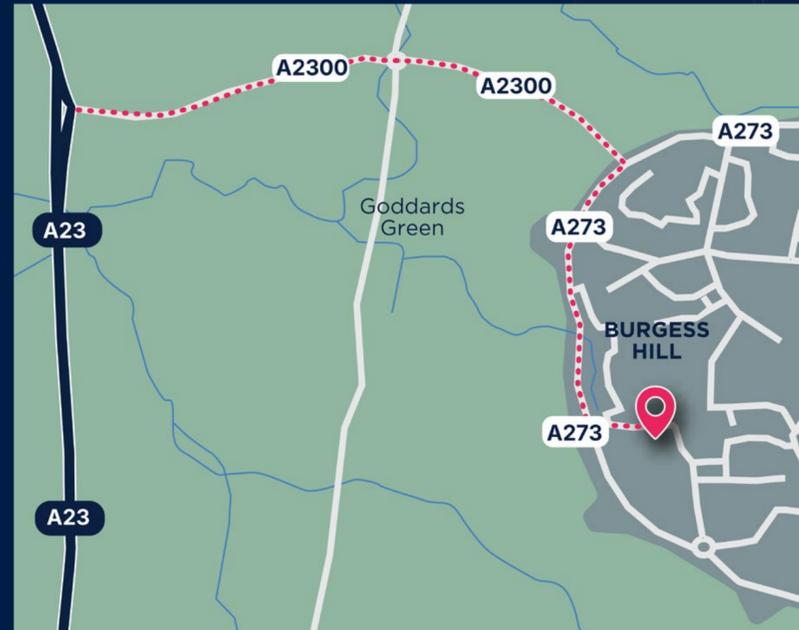
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OWNED AND MANAGED BY:



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CONNECTIONS	Miles	Time
A27	7	12 mins
BRIGHTON	11	24 mins
GATWICK AIRPORT	19	24 mins
LONDON (M25)	25	35 mins
PORTSMOUTH DOCKS	56	1hr 20 mins
SO'TON DOCKS	68	1hr 35 mins



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WEST SUSSEX, RH15 9TT



Rustington House, Worthing
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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

INDUSTRIAL & WAREHOUSE TO LET | UNIT C3 YORK ROAD TRADE CENTRE