



Modern Factory / Offices To Let

44 Bolney Grange Business Park

Bolney, Haywards Heath, RH17 5PB

Office, Industrial / Warehouse

TO LET

2,531 sq ft

(235.14 sq m)

- Steel gates for out of hours estate entrance
- 3 phase power
- Forecourt parking
- Electric loading door
- Close to A23/M23

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Summary

Available Size	2,531 sq ft
Rent	£27,500 per annum
Rateable Value	£27,000
Service Charge	£900 per annum Plus VAT. For the upkeep of the security gate & common parts
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

The premises comprises end of terrace brick built factory and offices with a fully insulated steel profile roof.

Amenities:

- * 3 phase power
- * Electric loading door
- * Male/female toilets
- * Forecourt parking
- * Steel gates for out of hours estate entrance.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	2,531	235.14
Total	2,531	235.14

Location

The property is situated within 1 mile of the A23/M23 at the Hickstead roundabout. Gatwick is 15 miles, Burgess Hill is 3 miles. Brighton is 8 miles.

Terms

For a term of five years on a full repairing and insuring lease to be outside the provisions of the Landlord & Tenant Act 1954

Service Charge

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



Viewing & Further Information



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