

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT WITH VACANT POSSESSION 282.98 SQ M (3,046 SQ FT)

Unit 30 Bolney Grange Industrial Park, Bolney, Nr Haywards
Heath, RH17 5PB



Summary

Available Size	3,046 sq ft
Price	Offers in the region of £365,000
Business Rates	Rateable Value of £21,750 with a UBR of 43.2 p in £
Service Charge	A service charge is applicable towards the upkeep and maintenance of the common parts. Details on application
EPC Rating	Upon enquiry

Location

Bolney Grange industrial Park is situated approximately one mile south of Bolney village adjoining the A23 London/Brighton road and is close to Hickstead All England Showjumping ground, with Sayers Common to the South. Mainline railway services are available from both Haywards Heath and Burgess Hill with regular services to London Victoria and London Bridge. Gatwick airport is approximately 17 miles away via the A23.

Description

The premises comprise a semi-detached industrial/warehouse building of steel portal frame construction. The unit has been divided almost into two halves, providing open plan concrete floor warehouse area, and partitioned offices. The unit also benefits from mezzanine storage (reduced height). To the front of the property is a good sized concrete forecourt that provides parking for at least six vehicles.

Specification

- Pedestrian door and reception
- 3 phase electricity
- Loading door 3 m wide x 3 m high
- Fluorescent strip lighting/ roof lights
- Carpet tile flooring
- Mezzanine storage
- Small lobby providing tea making facilities
- 2 x WC's
- Concrete forecourt providing at least 6 car parking spaces

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	1,972	183.20
Mezzanine Storage	1,074	99.78
Total	3,046	282.98

Tenure

The property is available by way of a sale of the freehold interest with vacant possession.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett
01444 443400
am@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



