

TO LET

**CRICK
MAY**
CHARTERED SURVEYORS

**PROMINENT INDUSTRIAL / WAREHOUSE PREMISES
WITH PARKING/YARD
20,830 SQ FT // 1,935.16 SQ M**

Logistics House, Edward Way (Charles Avenue), Burgess
Hill, RH15 9TQ



**CRICK
MAY**

T: 01444 443400 | crickmay.co.uk

Summary

Available Size	20,830 sq ft
Rent	£13 per sq ft per annum exclusive
Business Rates	A Rateable Value of £191,000.
EPC Rating	C (59)

Location

Logistics House is situated within Burgess Hill, an established commercial and industrial location in the South East.

Edwards Way is a commercial location within the heart of Burgess Hill's principle industrial and distribution area. Logistics House benefits from excellent connectivity, with access to the A23/M23 corridor, providing direct links to Brighton, Gatwick airport, the M25 and central London.

Description

The property comprises an attractive industrial/ warehouse unit of portal frame construction. The building offers adaptable and efficient accommodation suitable for a range of industrial, trade counter, and distribution occupiers. The property is currently configured to provide a large warehouse space accessed via the reception area or via an 'up and over' style panelled door with access to further single storey undercroft storage, which could be reconfigured to provide additional office accommodation by an incoming party if required.

Open plan office accommodation is otherwise located at first floor to the front of the building, this can be accessed from the warehouse or reception via internal staircases. Logistics House occupies a site of approximately 1.17 acres and benefits from a yard and parking area.

Specification

- 3-phase power
- Minimum eaves height of 6m
- Maximum eaves height of 7.61m
- Large up and over style door (5.1 H x 3.94 W) with the ability to add further doors if required.

Accommodation

The accommodation comprises the following approximate Gross Internal Areas:

Description	sq ft	sq m
Ground Floor Warehouse	13,015	1,209.13
Ground Floor Warehouse Storage	3,990	370.68
First Floor Office	3,825	355.35
Total	20,830	1,935.16

Terms

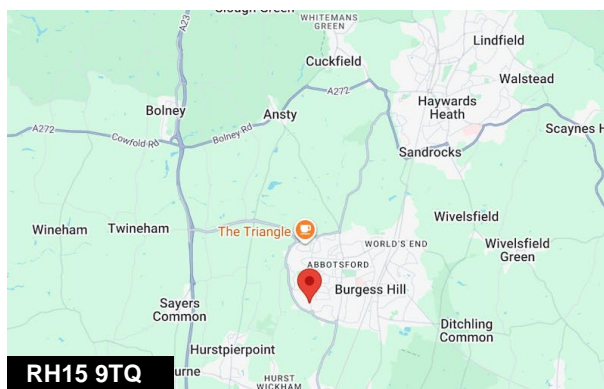
The premises are available by way of a new lease on terms to be agreed.

VAT

We understand that VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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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.



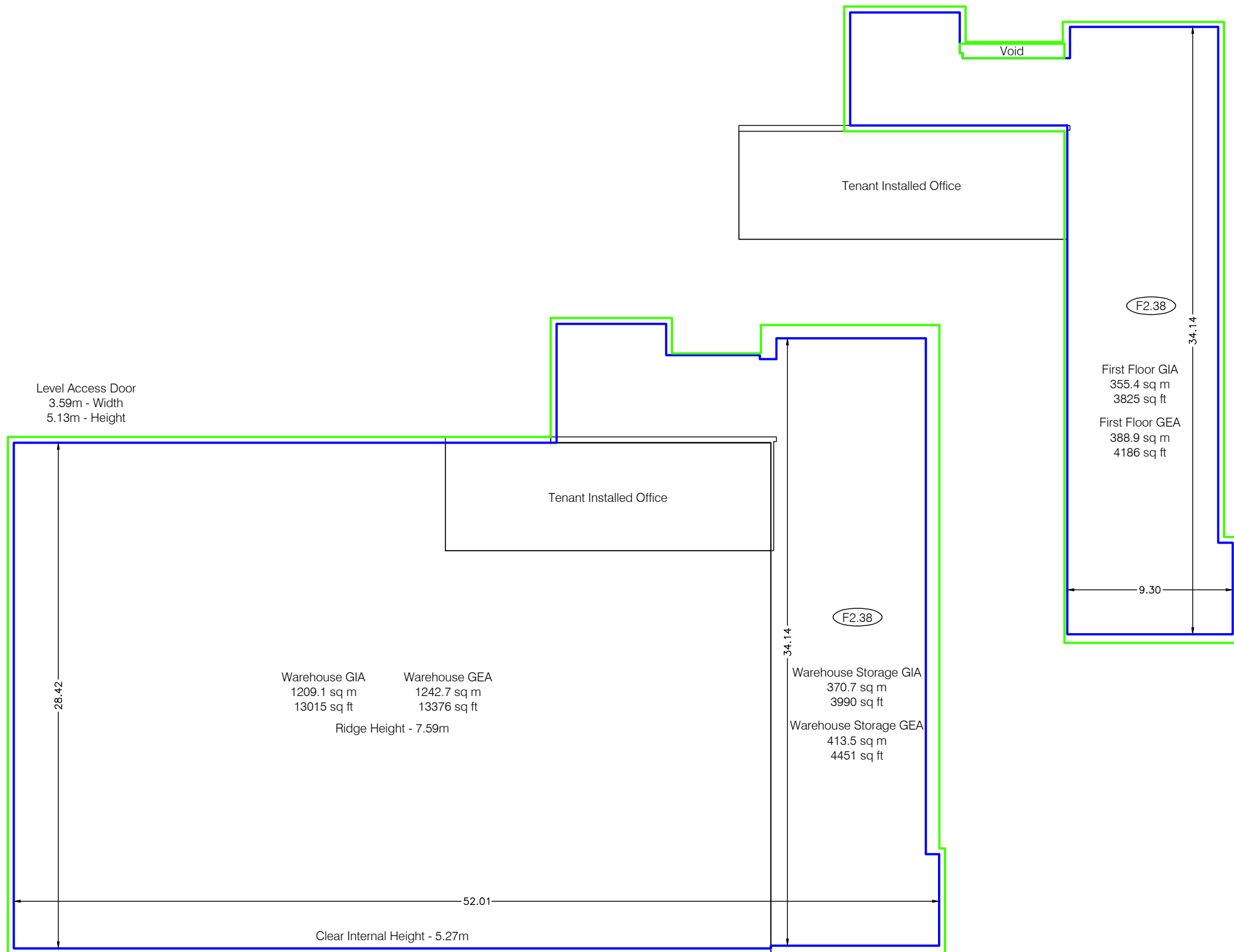


EDWARD WAY

AREA PLAN

LOGISTICS HOUSE

Charles Avenue, BURGESS HILL, RH15



Ground & First Floor

Gross Internal Area

GIA **1935.2 sq m** **20830 sq ft**

The following have been EXCLUDED from the TOTAL GIA:

Tenant Office 222.0 sq m 2390 sq ft

Gross External Area

GEA **2045.1 sq m** **22013 sq ft**

The following have been EXCLUDED from the TOTAL GEA:

Tenant Office 236.2 sq m 2542 sq ft

CHARLES AVENUE

LEGEND

(F0.00) FLOOR TO FALSE CEILING HEIGHT (METRES)

PRESENTATION SCALE

NOT TO SCALE

ISSUE DATE:

July 2025

PC PROJECT No. 50732

REVISION

B

DRAWING No.

50732-AG

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Condition of Site:
Occupied
 Vacant
 Under Construction
Heavy Fit-Out
 Cat A Fit-Out
 Shell & Core

Notes:
 This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

REVISIONS		
Revision	Details	Date
A	Original Issue	July 2025
B	Presentation Amendment	July 2025