



Hangdown Mead Business Park

Sharpthorne Road, Sharpthorne, RH19 4HU

**Business Park with approx.
23.75 acres of land for sale
at Sharpthorne - offers
sought in excess of
£2,000,000.00. Offering
huge potential.**

1,069.10 sq m
(11,507.70 sq ft)

- Superb investment lot with development potential (subject to obtaining any necessary consents)
- Income generating
- Close to Crawley, Gatwick and East Grinstead
- Rural setting
- To be sold on an unconditional basis
- Site comprising buildings and land

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Summary

Available Size	1,069.10 sq m
Price	£2,000,000
Business Rates	Upon Enquiry
EPC Rating	B

Description

The site comprises a number of commercial buildings, some of which are tenanted, together with a substantial amount of land considered suitable for development, subject to obtaining any necessary consents. The yellow area of the site plan denotes land on which the commercial buildings are sited.

Schedule of tenancies:

- Unit 1 – previously let to ASA (part landlord) now vacant – Office 101.4 sq m (1,091 sq ft) plus mezzanine store 12.5 sq m (135 sq ft)
- Unit 2 – previously let to ASA (part landlord) now vacant – office and warehouse 254.3 sq m (2,731 sq ft)
- Unit 3 – let to Combers – office/workshop 137.6 sq m (1,482 sq ft)
- Unit 4 – Let to Darlow engineering – warehouse 138.0 sq m (1482 sq ft)
- Unit 5a – previously let to ASA (part landlord) now vacant – warehouse 81.6 sq m (873 sq ft)
- Unit 5b – office/workshop let to Drews – 79.1 sq m (853 sq ft)
- Unit 6 – office/workshop let to Combers – 132.6 sq m (1427 sq ft)
- Unit 7 – office/warehouse let to Burton Blake – 132.0 sq m (1413 sq ft)
- Unit 8 – office let to AG/CT (one of the owners/landlord)

In addition to the above there are 2 banks of garages/ lock-up units divided to form 5 units (10 in total) all tenanted and producing an income in the region of £10,000pa

Total actual and estimated rental income from the units is in the region of £100,000pa.

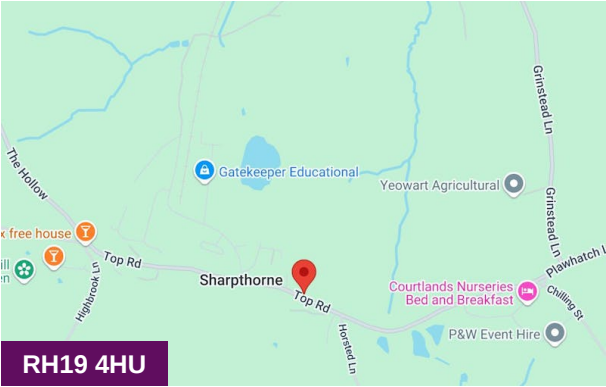
The total area of the site including the buildings is in the region of 23.75 acres.

The site is offered for sale freehold, subject to the commercial tenancies, on an unconditional basis Offers sought in excess of £2M

We are advised an adjoining plot of land but not part of this site has consent for residential development. Please note VAT will be charged on the sale price.

Location

Hangdown Mead Business Park is located on Top Road at the eastern side of Sharpthorne village and close to the junction with Horsted Lane. There is easy access to the main A22 at Wych Cross, leading to the north to East Grinstead, Crawley and Gatwick.



Viewing & Further Information



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