

UNIT C3, YORK ROAD TRADING ESTATE BURGESS HILL RH15 9TT



3,520sqft at York Road Trading estate available to let
in well-established trade-counter location.

INDUSTRIAL
TO LET

3,520 SQ FT

(327.02 SQ M)

- End of terrace unit
- 3-phase power supply
- 6-meter eave height
- Electric roller-shutter doors
- 14 parking spaces

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DESCRIPTION

Unit C3 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.

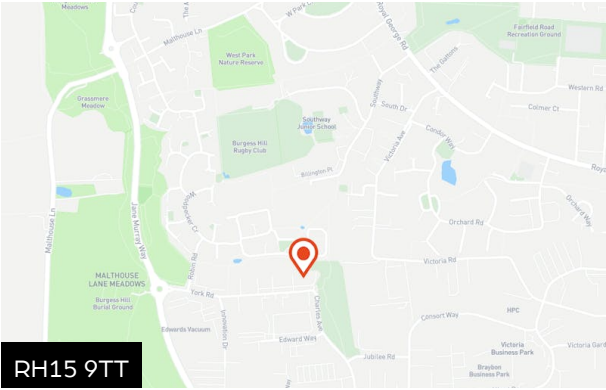
Service charge to be confirmed.

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.



VIEWING & FURTHER INFORMATION

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