

TO LET

**OPEN STORAGE LAND
APPROX 0.32 OF AN ACRE**

Open Storage Land, Off Edward Way (Charles Avenue),
Burgess Hill, RH15 9TQ



Summary

Available Size	12,000 sq ft
Rent	£4 per sq ft per annum exclusive
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Location

The site 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, the Victoria Business Estate. The location benefits from excellent connectivity, with access to the A23/M23 corridor, providing direct links to Brighton, Gatwick airport, the M25 and central London. Burgess Hill Train station is located just 1.4 miles to the East.

Description

The site offers open storage land which benefits from its own access off of Edward Way. The site provides a tarmac surface and will provide capped water and electrical services for occupying parties to connect to if required. Fencing is to be installed by the landlord to separate the premises from the surrounding areas.

Interested parties should note that the site is currently utilised for car parking and therefore a change of use will be required for alternative uses.

Accommodation

The accommodation comprises approximately 0.32 of an acre (Gross External Area)

Description	sq ft	sq m
Open Storage Land	12,000	1,114.84

Terms

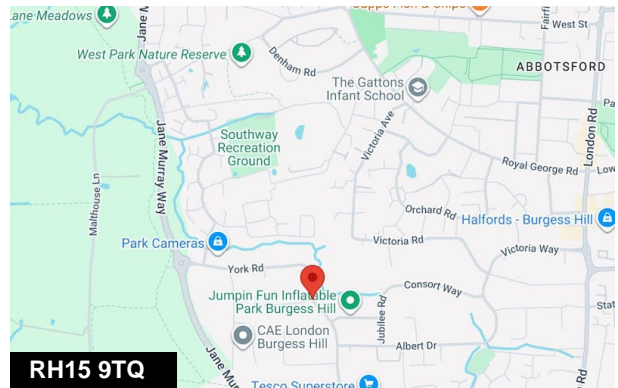
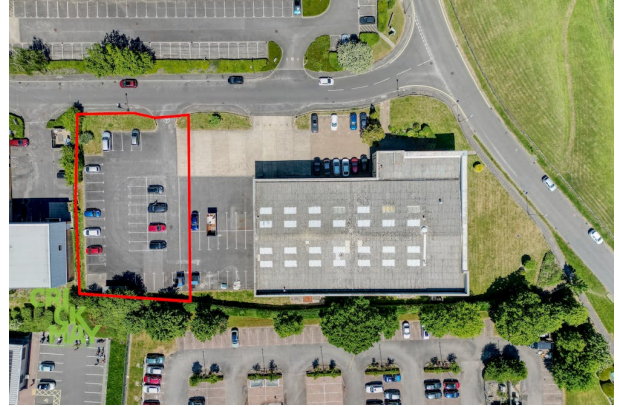
The site is available on terms to be agreed at an initial rent reflecting £4 per square foot, subject to the necessary change of use to open storage.

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.

