

TO LET

**LARGE INDUSTRIAL UNIT & OFFICE
WITH YARD/PARKING**

Unit 5D Consort Way, Burgess Hill, RH15 9TJ



**CRICK
MAY**
CHARTERED SURVEYORS

Outline provided for
indicative purposes only

Summary

Available Size	21,667 sq ft
Rent	£155,000 per annum exclusive.
Business Rates	A Rateable Value of £72,000.
EPC Rating	D (77)

Location

The premises are located within the Victoria Industrial Estate in Burgess Hill. Consort Way provides predominately industrial and warehouse accommodation. The industrial estate is positioned to the west of Burgess Hill's town centre. The town has excellent road connections, with access to the A23/M23 via the eastern ring road (A2300) nearby. Brighton is 11 miles to the South and Crawley/Gatwick is 14 miles to the north. Burgess Hill railway station is 1 mile to the east and provides direct, regular services to Brighton, Gatwick airport and London destinations.

Description

The property comprises a mixed use commercial premises consisting primarily of large industrial / storage accommodation with a two storey office fronting Consort Way. The rear industrial/warehouse unit is of steel portal frame construction with fair face brick lower sections and profile cladding to the uppers. A mezzanine area has been created around the edges of the southern and western walls. The warehouse is accessed via two large loading doors located on the eastern elevation. The property benefits from a good sized loading yard providing ample external storage. Further parking spaces are positioned to the front of the site.

The warehouse benefits from the following amenities:

- 3 Phase electrical supply
- Gas fired warehouse blowers
- Good eave heights - Max 7.5m Min 5.42m

The office accommodation can be accessed from the front or numerous internal doors that connect with the storage space behind. The ground and first floors provide largely open plan office accommodation with male and female toilet facilities.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Main Industrial Area	16,856	1,565.97
Staff Area (Inc WC)	261	24.25
Mezzanine Storage	2,584	240.06
Ground Floor Office (NIA)	915	85.01
First Floor Office (NIA)	1,051	97.64
Total	21,667	2,012.93

Terms

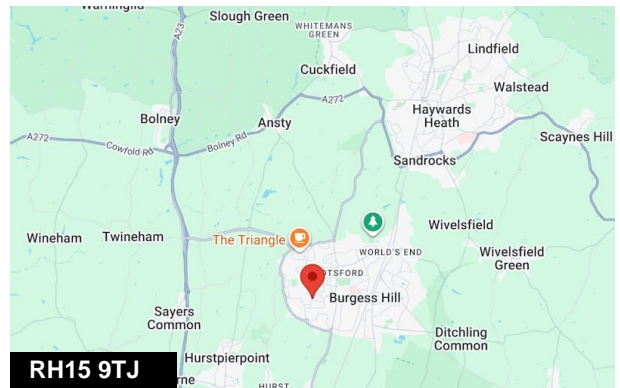
Available by way of a new lease on terms to be agreed.

VAT

We understand that VAT will be 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.



