

TO LET

WAREHOUSE/LIGHT INDUSTRIAL UNIT 991 SQ FT / 92.07 SQ M

10 Sheddingdean, Burgess Hill, RH15 8JQ



Summary

Available Size	991 sq ft
Rent	£14,500 per annum exclusive.
Business Rates	Rateable value of £14,000 with a UBR of 49.9 p in £. 100% small business rates relief available subject to tenants status..
EPC Rating	E (124)

Location

The property is situated within the well established Sheddingdean Business Centre to the north of Burgess Hill. Marchants Way is situated off the A273 (the main road in and out of the town), providing access to Haywards Heath which is approximately 5 miles to the north and Brighton 11 miles to the south.

Description

The property comprises an industrial unit forming part of an estate of 15 units, composed of a steel portal frame construction with brick and plastic coated steel clad walls under a coated steel clad roof with roof lights. This unit is currently configured to provide industrial space to the ground floor, as well as a partitioned office space with a WC and a mezzanine storage space on the first floor. The unit benefits from a roller shutter door (3m x 3m), 3 phase power and parking/loading area.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor	991	92.07
1st floor Mezzanine	862	80.08

Lease

A new full repairing and insuring lease is available on terms to be agreed.

VAT

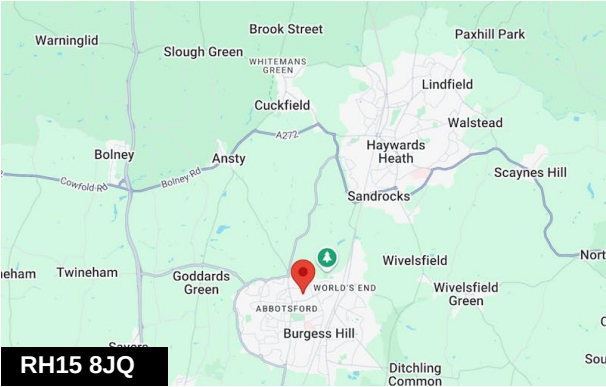
VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

9 Sheddingdean

Interested parties to note that the neighbouring unit known as '9 Sheddingdean' is also available to To Let, further information available upon request.



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)