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jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let/For Sale: Modern Warehouse Unit

32 Bolney Grange Industrial Park, Stairbridge Lane, Bolney, RH17 5PA



A single storey semi-detached warehouse benefitting from loading door access to the front and a separate entrance to the ground floor office, kitchen and W.C. accommodation. The rear of the premises has been extended to provide additional warehouse accommodation. A mezzanine/first floor office area has also been constructed to part. The property is situated on a popular established Estate which benefits from easy access to the A23.

KEY FEATURES

- For Sale or To Let
- Semi-detached warehouse building
- Forecourt parking & loading area
- Easy access to A23
- 3454 sq ft

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LOCATION

Bolney Grange Industrial Park is easily accessible being situated close to the Burgess Hill turn off (just north of the Hickstead Showground) on the A23 London to Brighton Road. Situated almost equidistant between Brighton (approximately 11 miles) and Crawley (approximately 12 miles) the property has excellent road communications. Burgess Hill is approximately 4 miles to the East of the Estate via the A2300.



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PROPERTY DETAILS	Whole Building	3454 sq ft	(320.89 m2)	To Let: £32,000 pa
ACCOMMODATION	The approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice, is as follows:- <i>Ground Floor: 2,935 sq ft (272.67 m2)</i> <i>First Floor/Mezzanine Offices: 519 sq ft (48.22 m2)</i> Total: 3,454 sq ft (320.89 m2)			
RENT	Available on new lease at an initial rent of £32,000 per annum exclusive on other terms to be agreed.			
PRICE	Alternatively, available for sale with the benefit of vacant possession. Price on application.			
EPC	Rating D-91 - click here to download EPC			
BUSINESS RATES	Rateable Value: £23,500 Rates Payable: £11,538.50 (2019/20) Interested parties are advised to contact Mid Sussex District Council Tel: 01444 477564 or ww.midsussex.gov.uk to verify this information.			
VAT	VAT will not be payable.			
LEGAL FEES	Each party to bear their own legal costs incurred in this transaction.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Sole Agents Graves Jenkins			
CONTACT				



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Dominic Ryan
ryan@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.



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