

4,175 sq ft (388 sq m)

Warehouse, Workshops & Offices

Outbuildings and yard offering 10 car parking spaces

Would suit alternative uses (stpc)

To Let

Guide Rent £25,000 pax



15 Western Road,
Hurstpierpoint, Hassocks, West Sussex BN6 9SU

Location

The affluent village of Hurstpierpoint is located at the junction of the B2116 and B2117 approximately 3 miles south west of Burgess Hill, 1 mile north west of Hassocks and 9 miles north of Brighton. The A23 can be accessed approximately one mile to the south west via the B2117 (Brighton Road). The nearest mainline railway station is situated at nearby Hassocks and offers frequent rail services to London and the South Coast.

The subject property is prominently situated on the south eastern side of Western Road just to the west of its junction with Cuckfield Road (from which the property is visible) and a third of a mile north of its junction with the B2116 (Albourne Road / High Street). A location plan can be viewed at <http://maps.google.co.uk>.

Description

The property comprises the main two-storey industrial building, arranged as warehouse, workshops and offices together with two outbuildings also currently used as workshops and storage respectively. Externally there is a yard providing car parking for approximately 10 cars. There is also ample free on road car parking available.

Accommodation

Main Building

Ground Floor Warehouse - 1,525 sq ft (141.60 sq m)

Ground Floor North & South Stores - 629 sq ft (58.41 sq m)

First Floor Offices - 1,379 sq ft (128.09 sq m)

WC facilities

Garage / Workshop

494 sq ft (45.90 sq m)

Storage

148 sq ft (13.72 sq m)

Total accommodation - 4,175 sq ft (387.72 sq m)

Planning

Interested parties are advised to contact Mid Sussex District Council Planning Department to verify the existing use of the premises and the likelihood of planning consent being obtained for a change of use if this is required.

Terms

Available to let by way of a new effectively fully repairing and insuring lease for a term to be agreed.

Guide Rent

£25,000 per annum exclusive. Offers invited.

Business Rates

Rateable value (2005 list): £18,500.

UBR for the current year (1/4/2008 to 31/3/2009): 46.2p in the £.

Rates payable for the current year: £8,547.

For further information or to arrange a viewing please contact joint sole agents:

Andrew France BSc (Hons) MRICS
Andrew France & Co
01444 474777 | andrew@andrew-france.com

Ian Bull FRICS
Ayling & Strudwick
01444 415222 | ianflyer2@aylstrud.eclipse.co.uk