

9,700 sq ft (901 sq m) GIA

Modern B1 Business Unit

Situated within popular Sheddingdean Business Park
Secure yard providing 37 car and 2 lorry parking spaces

Long Leasehold For Sale / To Let

Guide Price - £850,000

Guide Rent - £65,000 pax



Unit D1, Sheddingdean Business Park,
Marchants Way, Burgess Hill RH15 8QY

Location

Located in Mid Sussex, Burgess Hill is approximately 11 miles north of Brighton, 3 miles south west of Haywards Heath and 17 miles to the south of Crawley and Gatwick Airport. Central London is approximately 43 miles to the north and the A23 is within three miles to the west, accessed via the A2300. The subject property is situated on the northern side of Marchants Way within the popular Sheddingdean Business Park. Marchants Way links with the A273 Jane Murray Way (Burgess Hill by-pass) at its western end which in turn links with the A2300 less than a mile to the west.

Description

A modern steel portal frame industrial building, constructed approximately 20 years ago, providing ground and first floor open plan accommodation currently divided by demountable partitioning. The accommodation is currently arranged as offices and storage on the ground floor with retail showroom, offices and storage at first floor level. Each floor benefits from male and female WC facilities and there is a kitchen situated on the first floor. The property is well specified and is presented in excellent order throughout. Benefits include 3 phase power, gas fired hot air blown and radiator heating (total of three boilers), aluminium framed tinted double glazing, ample strip fluorescent lighting in main areas, suspended ceilings with recessed Cat II lighting in offices, burglar alarm, painted concrete floor at ground level with wooden laminate flooring at first floor level. Externally there is a secure yard which provides 37 car and 2 lorry parking spaces. The total site area is approximately 0.36 acres.

Accommodation (GIA)

| | | |
|---------------------|-------------|--------------|
| Ground Floor | 4,850 sq ft | (450.5 sq m) |
| First Floor | 4,850 sq ft | (450.5 sq m) |
| Total Accommodation | 9,700 sq ft | (901 sq m) |
| Eaves Height | 9 ft 7 in | (2.92 m) |

Planning

We understand the property currently benefits from consent for any use within Class B1 of the Town & Country Planning (Use Classes) Order, namely office, research and development, studio, laboratories, high technology or light industry. Interested parties are advised to contact Mid Sussex District Council Planning Department to verify the existing use of the property, particularly in relation to the current retail use at first floor level, and to establish whether or not their proposed use will require a change of use planning consent.

Terms

Long Leasehold. Assignment of an existing fully repairing and insuring lease for a term of 125 years from 1 January 1989 (approximately 104½ years remaining) at a current ground rent of £5,200 per annum exclusive. The lease allows for five yearly rent reviews to 7.48% of market rent.

Guide Price - £850,000.

Leasehold. Available to let by way of a new fully repairing and insuring lease for a term to be agreed. Consideration will be given to letting the property on a floor by floor basis - further details on request.

Guide Rent - £65,000 per annum exclusive.

Business Rates

Rateable value (2005 list): £74,500.

UBR for the current year (1/4/2009 to 31/3/2010): 48.5p in the £.

Rates payable for the current year: £36,132.50.

For further information or to arrange a viewing please contact sole agents Andrew France & Co:

Andrew France BSc (Hons) MRICS

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