

# UNIT 10, SHEDDINGDEAN BUSINESS CENTRE

MARCHANTS WAY, BURGESS HILL, WEST SUSSEX, RH15 8QY

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# FOR LEASE

**£14,500 +VAT per annum**

New Lease: 5 year term, full repairing and insuring basis.

A mid-terrace industrial unit, steel portal frame construction, brick/block lower elevations, and insulated steel-clad roofing. Features include 3-phase power, roller shutter door, LED lighting, allocated parking, glazed personnel entrance, painted concrete floor, and translucent roof panels.

Can be combined with Unit 9 to create a larger unit.

**TGE**  
PROPERTY



## DIMENSIONS

**Gross Internal Area 983 sq ft (91.3 sq m) |**

Width: 30ft 6in (9.3m) | Depth: 32ft 2in (9.82m) | Eaves: 14ft 5in (4.4m)

**Ground Floor Office: 245 sq ft (22.8 sq m) | Mezzanine Office: 718 sq ft (66.7 sq m)**

**Total: 1,701 sq ft (136.4 sq m)**

## LOCATION

Sheddingdean Business Centre is situated close to Burgess Hill Town Centre. With strong rail connections to London, Gatwick and Haywards Heath, the A23 lies to the west, giving access to the M23 and the wider motorway network.

Burgess Hill Town Centre	-	1.7 miles
Wivelsfield Train Station	-	1.4 miles
A23	-	2.7 miles
M23	-	11.1 miles

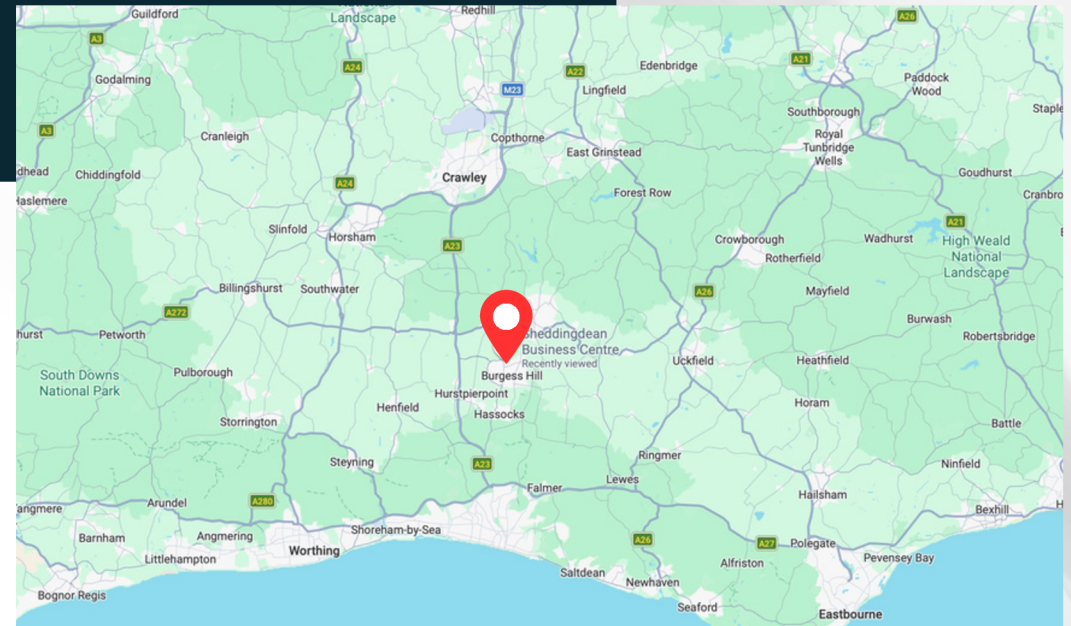
## OUTGOINGS

**Rent:** £14,500 +VAT per annum

**Service Charge:** £900 +VAT per annum

**Rateable Value:** £15,750

**EPC:** E124



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