

UNIT 10, SHEDDINGDEAN BUSINESS CENTRE

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

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.

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:** 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

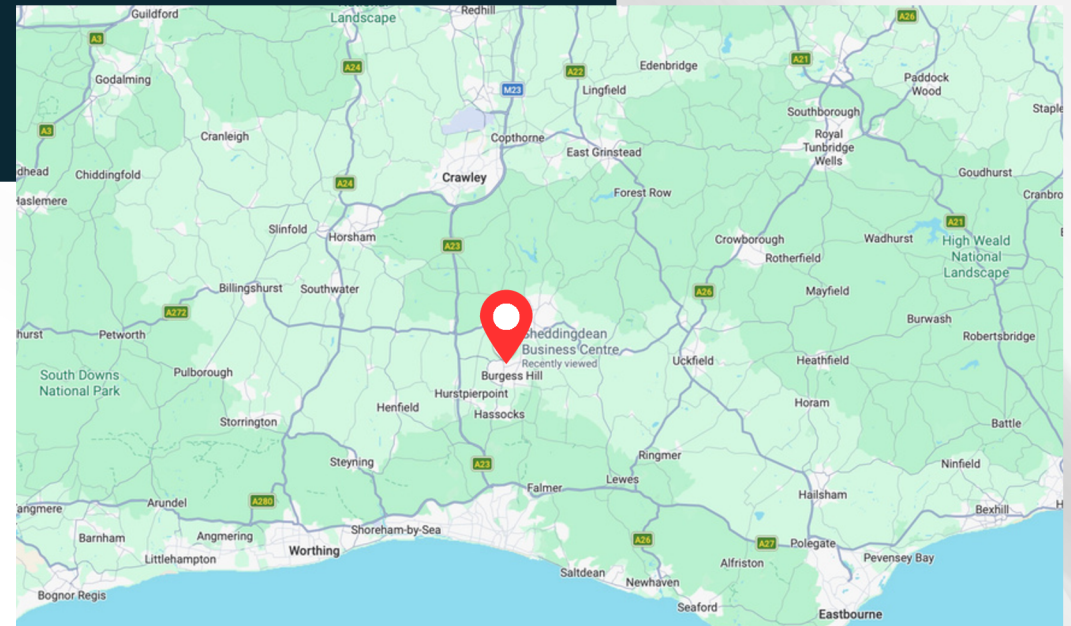
OUTGOINGS

Rent: £14,500 +VAT per annum

Service Charge: £900 +VAT per annum

Rateable Value: £15,750

EPC: E124



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