



UNIT 3, MID SUSSEX BUSINESS PARK

FOLDERS LANE EAST, DITCHLING COMMON, BURGESS HILL,
EAST SUSSEX, BN6 8SE

FOR LEASE



£62,407 + VAT per annum

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

An end-of-terrace industrial unit, steel portal frame construction, brick/block lower elevations and insulated steel-clad roofing. Features include high eaves, a large up-and-over loading door, concrete loading apron, 3-phase power and smart air-conditioned ground and first-floor offices.

Additional benefits include 5 parking spaces, WC and kitchenette facilities, glazed personnel entrance, power-floated concrete floor, translucent roof panels, and fire exit with security shutter. Can be combined with Units 4 and 5 to create a larger unit.



DIMENSIONS

Gross Internal Area: 3,832 sq ft (356 sq m)

Width: 58ft 5in (17.8m) | Depth: 65ft 7in (20m) | Eaves: 20ft 8in (6.3m)

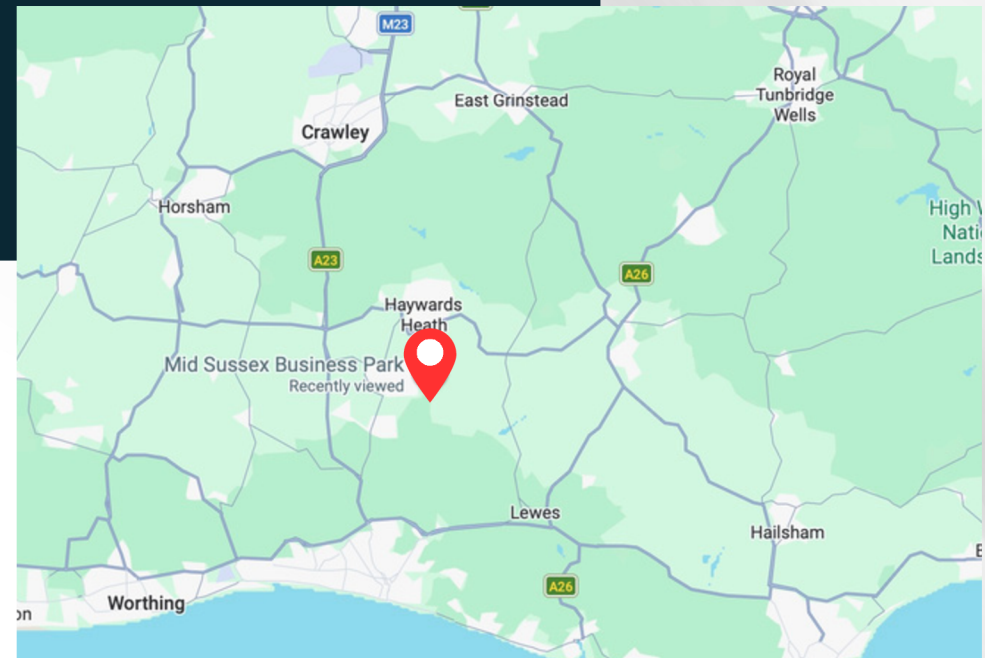
Ground Floor Offices: 677 sq ft (62.9 sq m) | First Floor Offices & Kitchen: 723 sq ft (67.2 sq m)

Total: 4,555 sq ft (423.2 sq m)

LOCATION

Mid Sussex Business Park forms the modern addition to the established Ditchling Common Industrial Estate. With a strong train connectivity 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	-	2 miles
Plumpton Train Station	-	3.3 miles
A23	-	5.8 miles
M23	-	24 miles



OUTGOINGS

Rent: £62,407 + VAT per annum

Service Charge: £1,187.33 +VAT per annum

Rateable Value: £59,500

EPC: B33

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