



# UNIT 4, MID SUSSEX BUSINESS PARK

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

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# FOR LEASE



## £33,850 +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 high eaves, a large up-and-over loading door, concrete loading apron, 3-phase power and 5 parking spaces.

Additional benefits include WC facilities, glazed personnel entrance with security shutter, fire exit with security shutter, power-floated concrete floor and translucent roof panels. Can be combined with Units 3 and 5 to create a larger unit.



# DIMENSIONS

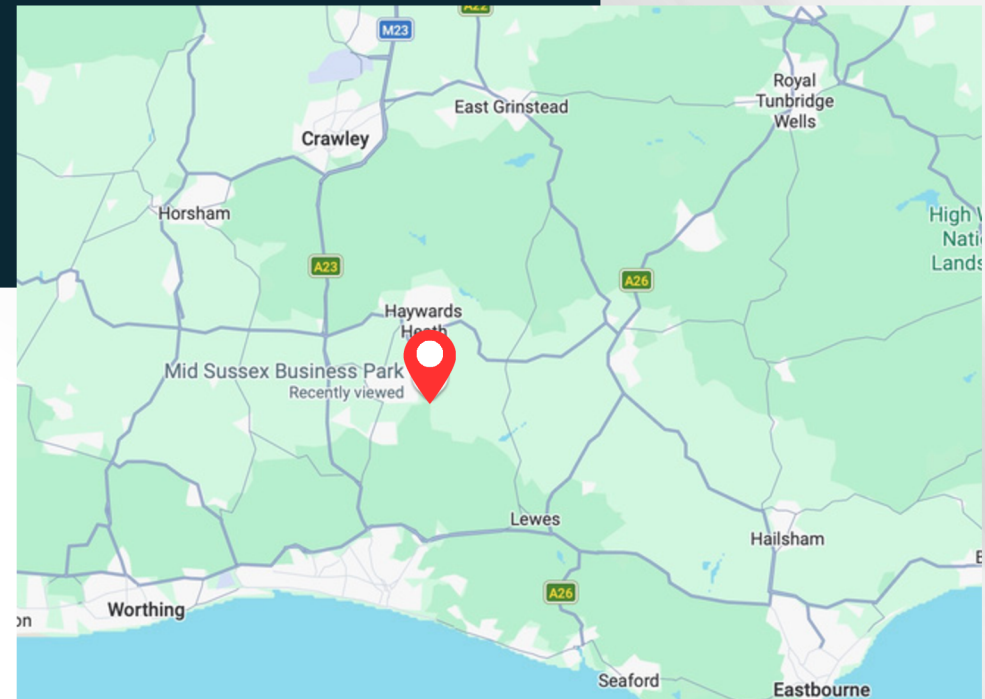
**Gross Internal Area: 2,540 sq ft (236 sq m)**

Width: 38ft 8in (11.8m) | Depth: 65ft 7in (20m) | Eaves: 20ft 8in (6.3m)

## 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:** £33,850 +VAT per annum

**Service Charge:** £644.08 +VAT per annum

**Rateable Value:** £29,250

**EPC:** D91

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