



UNIT 9, SHEDDINGDEAN BUSINESS CENTRE

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

FOR LEASE

£14,530 +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 3-phase power, roller shutter door, LED lighting, allocated parking, central heating and a painted concrete floor.

Additional benefits include a glazed personnel entrance with security shutter and grilles, plus translucent roof panels. Can be combined with Unit 10 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)

Mezzanine Office: 485 sq ft (45.1 sq m)

Total: 1,468 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 |

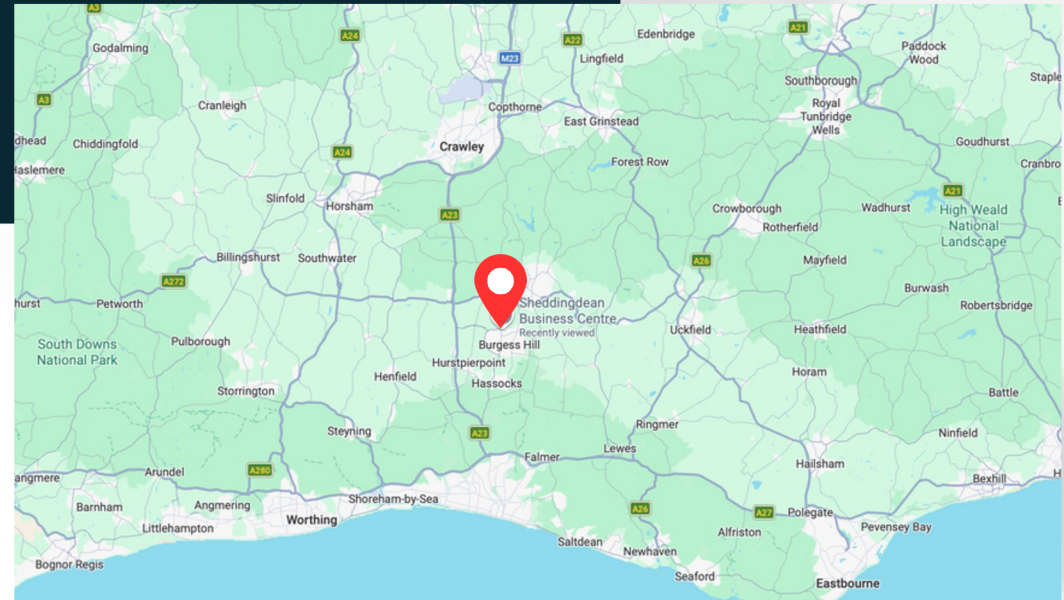
OUTGOINGS

Rent: £14,530 +VAT per annum

Service Charge: £900 +VAT per annum

Rateable Value: £18,250

EPC: C51



TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.