

MODERN WAREHOUSE / INDUSTRIAL BUILDING

12,000 ft² / 1,114 m²

TO LET



UNIT 4, 21 ALBERT DRIVE

BURGESS HILL, WEST SUSSEX RH15 9TN



01273 321 123

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Location

Prominently situated on the main Victoria Business Park at Burgess Hill, with convenient access to the town centre, railway station and A23 (Brighton 11 miles / Crawley 14 miles / Gatwick 19 miles). A number of major occupiers are located nearby, including Roche Diagnostics, Collins Aerospace, Woolovers, DPD, CAE UK, Continental, Boeing, Royal Mail and Edwards Vacuum. A Premier Inn and Tesco Superstore are nearby.

Description

The premises comprise a modern warehouse building with offices, which may suit a variety of warehouse / distribution or industrial uses (subject to any necessary consents). The offices and car parking are situated fronting Albert Drive, and the warehouse is accessed from the main service yard concourse. Features include an eaves height of 18' / 5.5m and a 3 phase electricity supply.

Ground Floor	high bay warehouse / production area, office, WCs	10,400 ft ²	966 m ²
First Floor	open plan office area, kitchen	1,600 ft ²	148 m ²
TOTAL FLOOR AREA		12,000 ft²	1,114 m²
Exterior	car parking spaces fronting Albert Drive, and loading area with additional parking at rear		

Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£126,000 per annum**, exclusive, subject to five yearly rent reviews. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value to be reassessed

EPC Rating C - 65

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



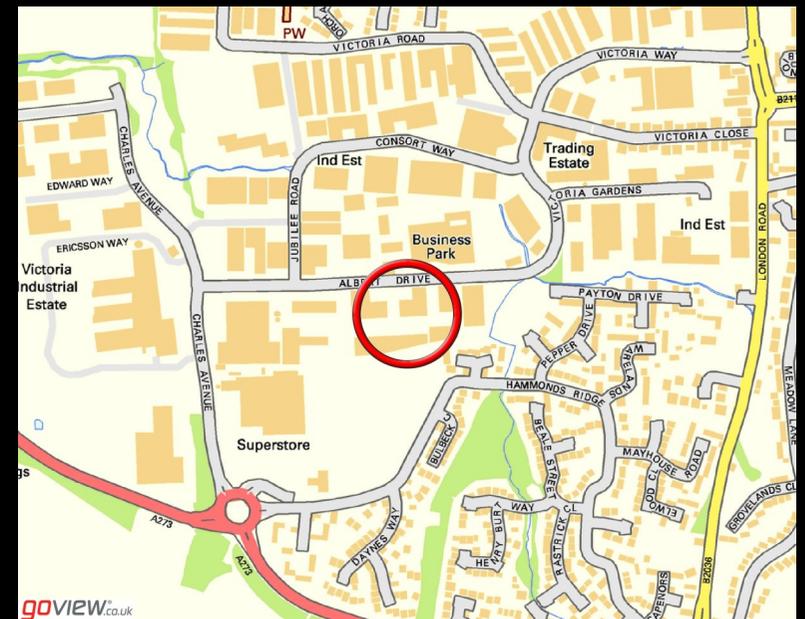
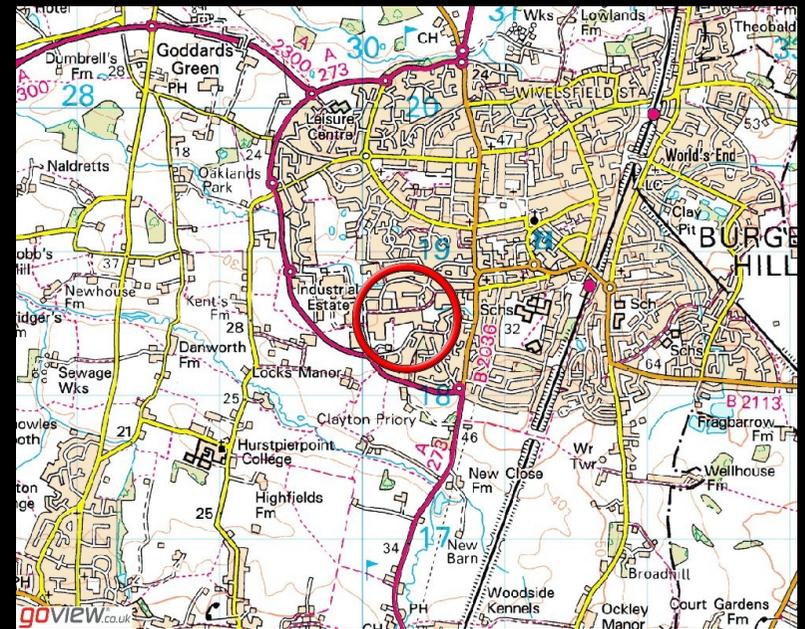
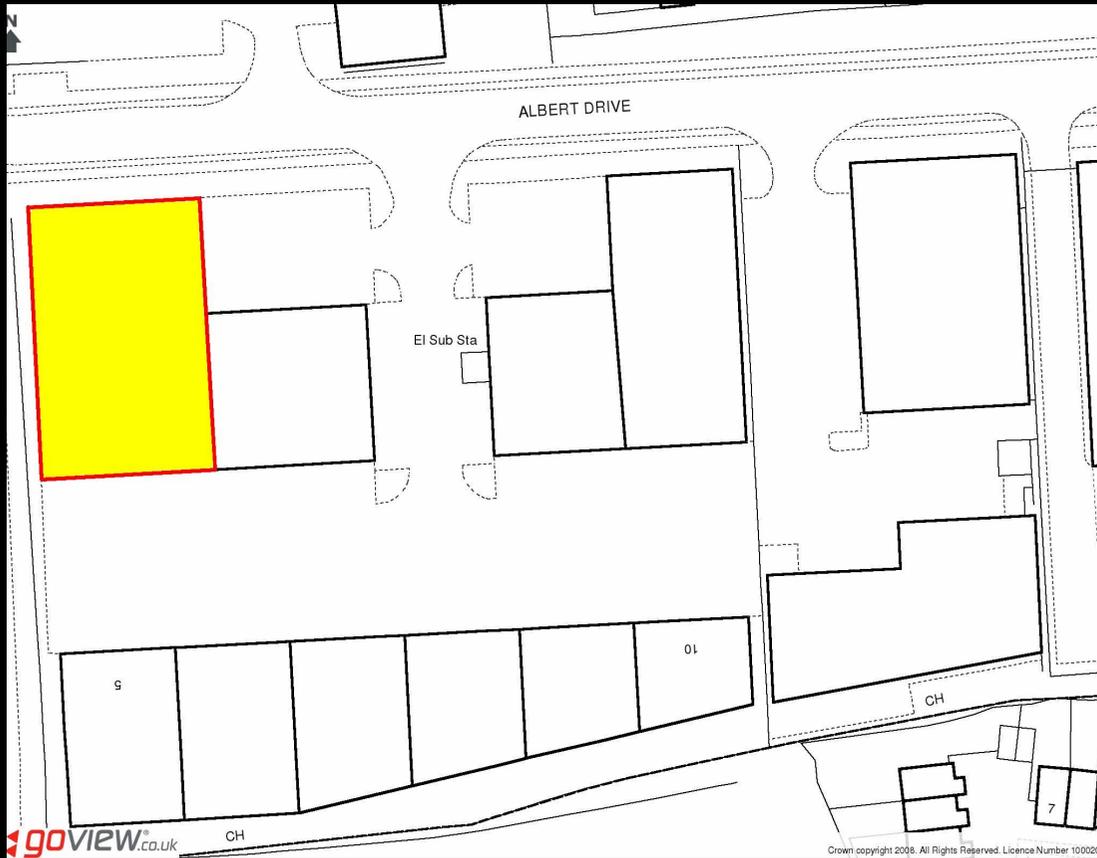
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amenities and services not tested
measurements are approximate and gross internal



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