

CENTREPOINT

Victoria Road, Burgess Hill, RH15 9LH



**Prestigious New High Bay
Industrial / Warehouse Building**
50,200 sq ft (4,665 sq m)
12 metre eaves height

AVAILABLE FOR PRE-LET

A PRIME INDUSTRIAL/WAREHOUSE DEVELOPMENT OF 50,200 SQ FT

CENTREPOINT at Burgess Hill is strategically located on the A23 corridor between London and Brighton, conveniently accessible to the M25, Crawley, Gatwick Airport and the South Coast. The development forms part of the well-known Victoria Business Park, a high quality employment area within the Gatwick Diamond, home to a number of international and regional businesses.

Close to Burgess Hill Town Centre and Railway Station, the development benefits from full planning permission for B1, B2 and B8 uses. The accommodation comprises up to 50,200 sq ft (4,655 sqm), which can be delivered on a pre-let basis within 9 months from exchange of contracts.



12 METRE TO UNDERSIDE OF HAUNCH
- no internal columns



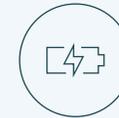
Grade A Specification
Burgess Hill's newest and most contemporary development



24hr B1, B2 & B8 Operation
HGV access 05.00 - 23.00



Walking Distance
1 mile walk to Burgess Hill Town Centre and Railway Station



Electric Charging
Electric car charging points



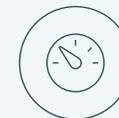
Ample Parking Facilities
69 car spaces in total



Large Secure Yard
0.66 acre secure yard



Easy Accessibility
Only 3 miles from the A23



High Speed Connectivity
Super-fast broadband availability

AERIAL VIEW

VICTORIA BUSINESS PARK

Burgess Hill Town Centre	1 mile
Burgess Hill Train Station	1 mile
The Triangle Leisure Centre	1.2 miles
A23 Junction	3 miles



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SPECIFICATION

WAREHOUSE

- 12 metre clear height to underside of frame haunch
- 50kN/m² floor loading
- Surface level loading
- 3 phase power minimum 200 kVA
- Secure yard plus 69 car spaces
- Minimum 10% roof lights

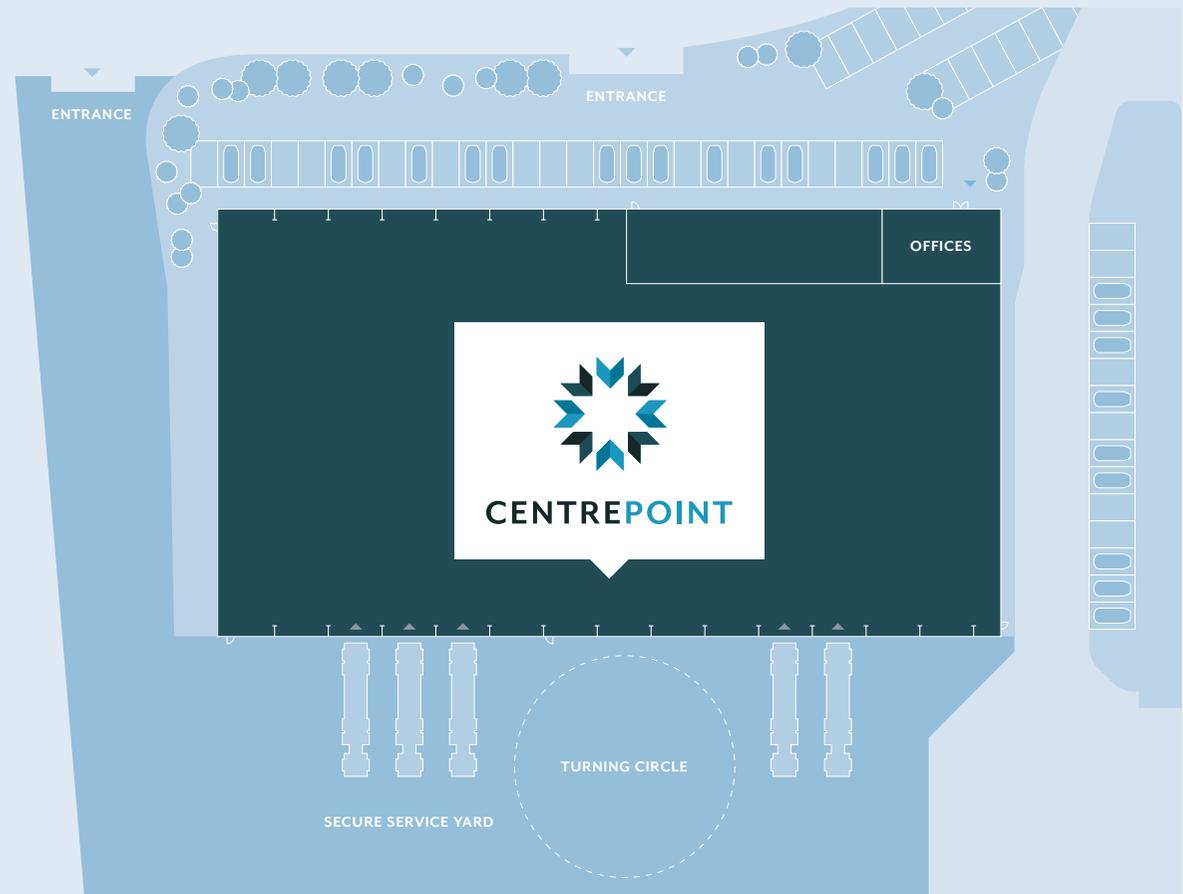
OFFICES

- High quality office accommodation
- Comfort cooling and heating
- Passenger lift
- Suspended ceilings
- LG7 LED PIR lighting
- Raised access floors
- WC/shower & kitchen facilities

SUSTAINABILITY

- Electric car charging points
- Low energy external LED lighting
- Internal lighting with PIR controls
- Targeting EPC A rating
- Covered cycle parking

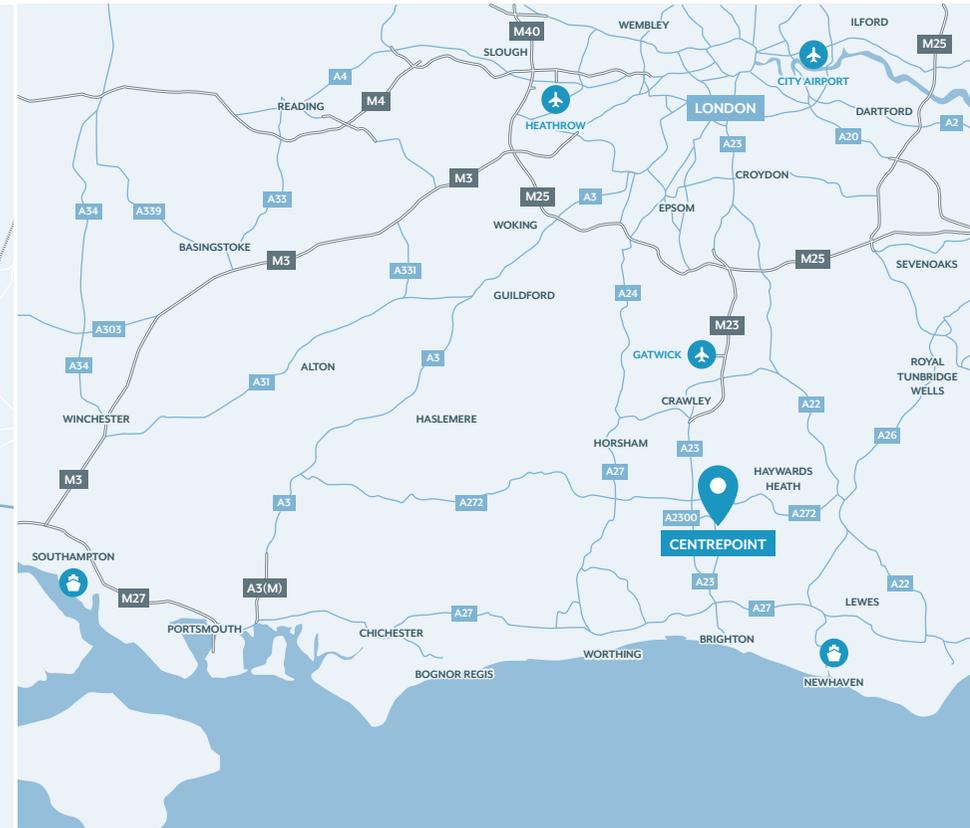
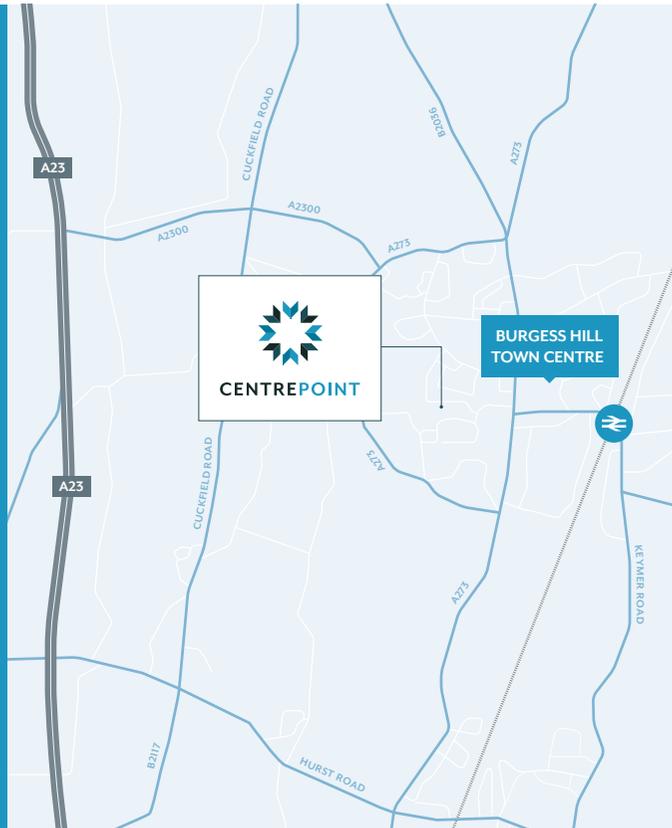
Approximate gross internal areas
- CAD plans available on request



Warehouse Area	43,850 sq ft	4,075 sq m
First Floor Offices	3,175 sq ft	295 sq m
Second Floor Offices	3,175 sq ft	295 sq m
Total Areas	50,200 sq ft	4,665 sq m

LOCATION

	A23	3 miles
	Brighton	11 miles
	Crawley	13 miles
	M25	23 miles
	Central London	45 miles
	Gatwick	17 miles
	Heathrow	55 miles
	Southampton	69 miles
	Newhaven	19 miles
	Southampton	67 miles



PLANNING

Planning was granted by Mid Sussex District Council under reference DM/19/0188 on 20th May 2019.

DEVELOPMENT TIMELINE

- 1 Discuss property requirements
- 2 Design, specification & sustainability
- 3 Scheme Proposal & agreement
- 4 Legals, planning & procurement
- 5 Construction & delivery

INDICATIVE PROGRAMME

Site Preparation	2 weeks
Groundworks	14 weeks
Steelworks	4 weeks
Cladding & Roofing	8 weeks
Floor Slab	4 weeks
Office Fit Out	8 weeks
Completion Handover	40 weeks

ACCESSIBILITY

The site is located on Victoria Road, Burgess Hill, which is situated within the Victoria Industrial Estate, an established business destination.

The site benefits from excellent transportation links with its close proximity and fast access to the A23, the main route linking London to Brighton and the South Region.

QUOTING TERMS

Enquiries are invited on the basis of a pre-let for a term to be agreed at an indicative quoting commencing rental of **£12.50 per sq.ft**, per annum, exclusive, subject to final specification, and rent reviews at appropriate intervals.

Further information can be provided via our joint agents:

SHW

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THE DEVELOPER



www.hargreaves.co.uk

The Hargreaves Group have been successfully developing commercial and residential properties across the South East of England for over 50 years and retains over 3 million sq ft of commercial property under management.

For CENTREPOINT, Hargreaves have brought together a highly experienced professional team who have first-hand experience of working on successful comparable industrial / warehouse schemes across the South East.

RECENT DEVELOPMENTS UNDERTAKEN



Hamilton Business Park, Hedge End

A 240,000 ft² Retail and Trade Park over 20 acres and comprising 30 units with occupiers including Wickes, Magnet, Toolstation, Eurocell, Screwfix, DPD, Royal Mail and DSV.



Havant Retail and Trade Park, Havant

A 160,000 ft² Retail and Trade Park over 8 acres and comprising 28 units with occupiers including Next, M&S, Halfords, Peacocks, Burger King, Pets at Home and Virgin Media.

All images included in this brochure are for indicative purposes only.

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