

**MODERN INDUSTRIAL UNIT + large yard**  
1,868 sq. ft (173 sq. m) + mezzanine



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Your Sussex Property Expert



**Unit 6, Bolney Grange  
Business Park, Stairbridge  
Lane, Bolney RH17 5PB**

- Forecourt parking/loading area
- 3,500sqft enclosed yard area
- 1,000sqft mezzanine area
- Twin roller shutter doors
- Established business park
- Security barrier
- CCTV

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## LOCATION

Boiney Grange Business Park is an established estate comprising some 50 commercial units situated within a few hundred yards of the Burgess Hill junction of the A23. Access to the estate is via Stairbridge Lane which is situated off the recently upgraded A2300 Burgess Hill link road. The A23 provides quick and easy access to Brighton, Crawley, and Gatwick Airport. Burgess Hill town centre is approximately 4 miles to the east via the A2300. The estate is gated out of hours.

## DESCRIPTION

The unit comprises a modern steel portal frame light industrial unit with upgraded UPVC double glazed windows and doors (with security grill), 2x electric roller shutter doors (approx. 3.5m x 3m), three-phase electricity, LED Lighting, CCTV cameras, A/C in first floor office and computer cabling. There are male and female WCs (one DDA compliant) with a teapoint on the ground floor. The unit also benefits from parking on the forecourt area together with a large, fenced yard area with security barrier. One loading door opens directly onto the yard.

Internally, the unit is currently arranged with a first-floor mezzanine area across approximately half the unit, which has previously been used as office space and storage. The mezzanine area could be adapted or removed completely to suit an occupier requirement.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground Floor	1,868	173
Mezzanine area including office space	973	90
<b>Total</b>	<b>2,273</b>	<b>211</b>
External fenced yard	3,500	

## BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £16,750. The small business rate for the current financial year (2023/2024) is 49.9p in the £ making the Rates Payable £8,358 approximately.

## LEASE TERMS & RENT

The unit is currently held on a lease for a term expiring in April 2028 at a rent of £22,000 per annum exclusive of business rates, utility costs, service charge and any other occupational cost.

Alternatively, a new lease on fresh terms can be agreed.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C-65

## VAT

VAT is chargeable on the terms quoted.

## LEGAL FEES

Each party will pay their own legal fees in this matter.

## VIEWING ARRANGEMENTS

Strictly by appointment only with Sole Agents Oakley Property.

## CONTACT



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