



3 School Close
Burgess Hill, West Sussex RH15 9RX

TO LET

SHOW ROOM/WAREHOUSE/ PRODUCTION & OFFICE PREMISES

Size 598.56 sq m / (6,443 sq ft)

Key Features:

- Situated close to town centre with easy access to London Road and the A273
- Showroom accommodation over 2 floors which could also be used for offices / stores / production and workshop / warehouse accommodation to the rear or creative studio
- 6 parking spaces





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Location

Burgess Hill is situated approximately 9 miles north of Brighton and 14 miles south of Crawley and has a population of approximately 30,635. The property is accessed via Queen Elizabeth Avenue close to its junction with London Road.

Burgess Hill Station is located half a mile east of the property whilst access to the A23 can be gained approximately 4 miles to the west via the Burgess Hill ring road and A2300.

Accommodation

The property comprises 2 interlinked warehouse / production bays with a more recent 2 storey extension to the front. The extension was originally built as a showroom. It would suit continued showroom use and also use as offices, stores, production etc.

The property has the following approximate Gross Internal Areas (GIA):

Unit	Floor	Sq Ft	Sq M
3B	Ground	3,712	344.88
	First	2,731	253.72
Grand Total		6443 sq ft	598.56 sq m

EPC

We understand the property to have an EPC rating of D.

Planning

The property has been used historically for a mix of retail, cafe, production, storage and offices. We are of the opinion that the building has an established use comprising a mix of B1, B8 and A1 retail. Interested parties are advised to make their own enquiries.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a guide rent of £50,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

We are told that the rent is not subject to VAT. Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



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FLOOR PLANS

