



**Gatehouse, Gatehouse Lane**  
Goddards Green, Hassocks, West Sussex BN6 9LE

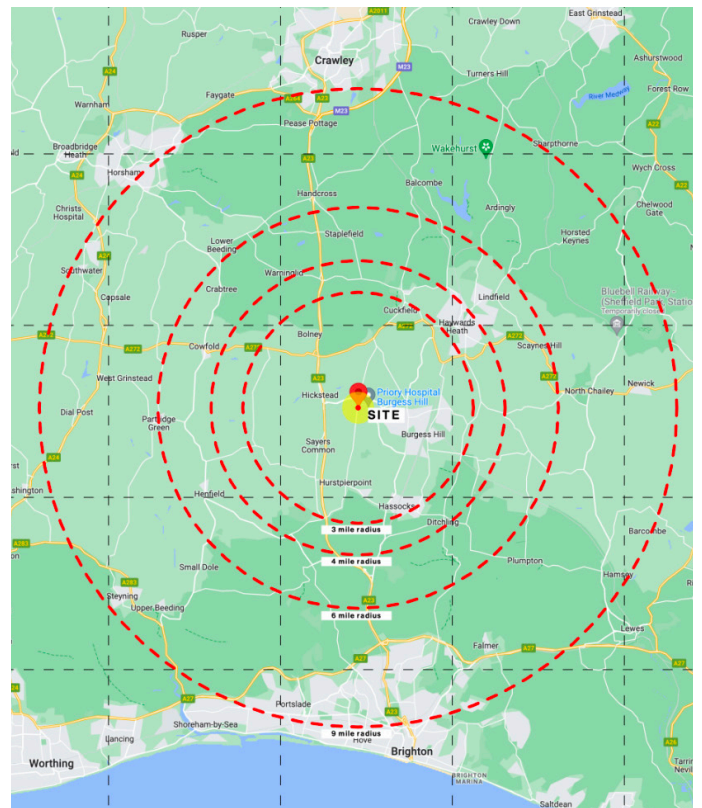
**TO LET/FOR SALE**

## NEW BUILD INDUSTRIAL UNITS

Size: 968 sq ft / 90 sq m

### Key Features:

- New build Industrial units
- Forming part of a new industrial estate
- Offered with parking and EV charging ports
- Close to A23
- Use classes B2/B8/E(g)
- Available to pre let or buy
- Ready from September 2024





## Plans

### Area A - Units 01-08

Unit floor area 968 sqft (90sqm)



4m  
ROLLER DOOR  
HEIGHT



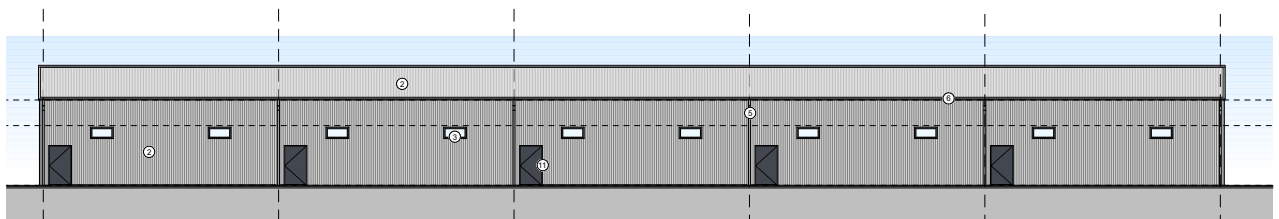
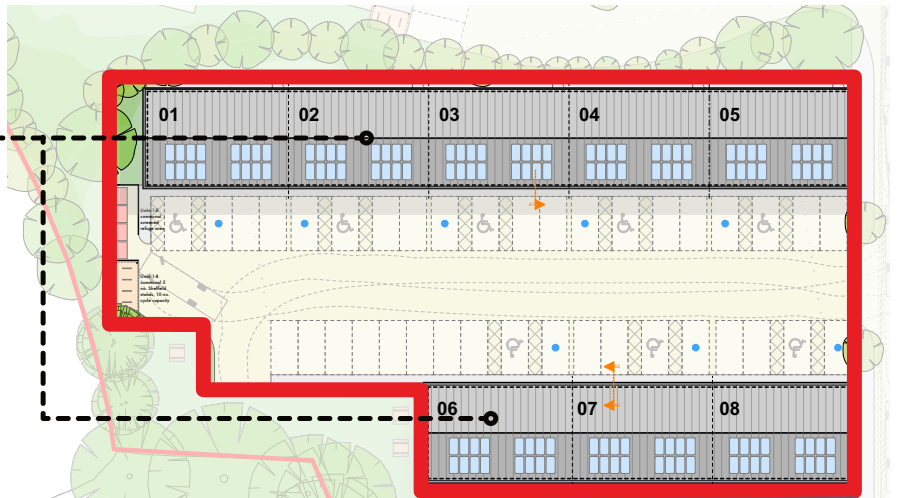
5.9m  
INTERNAL RIDGE  
HEIGHT



4  
CARPARKING

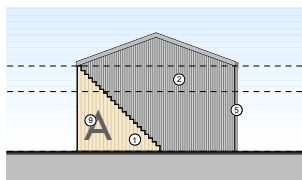


1  
EVCHARGING



PROPOSED NORTH ELEVATION

1:100

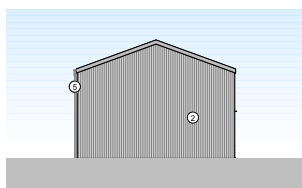


PROPOSED EAST ELEVATION 1:100

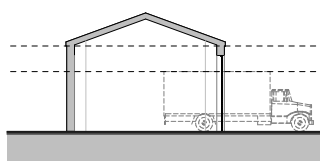


PROPOSED SOUTH ELEVATION

1:100



PROPOSED WEST ELEVATION 1:100



SECTION A1

1:100

UNITS 01-05, AREA A



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## Location

Goddards Green lies to the south of the A2300 which links the A23 (the main London to Brighton Road) to the A273 ring road around Burgess Hill. Gatehouse is located within the Northern Arc extension to Burgess Hill which comprises a range of new commercial, trade, research and residential schemes.

The development will have direct links with the A273 dual carriageway link road and A23.

A number of significant new developments are progressing to become central to the future commercial expansion of Burgess Hill.

## Accommodation

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

Sq Ft	Sq M
968 sq ft	90 sq m

## EPC

To be assessed once completed.

## Planning

The premises benefit from the use classes B2/B8,E(g).

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

Units are available by way of a full repairing and insuring lease for a term to be agreed or for sale on a long leasehold.

## Business Rates

Rateable Value (2023): To be assessed once completed

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

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:

**Will Thomas**

**w.thomas@flude.com**

**01273 727070**

**www.flude.com**

**Brandon White**

**b.white@flude.com**

**01273 727070**

**www.flude.com**



**Flude**  
PROPERTY CONSULTANTS

