



Unit 44, Bolney Grange Industrial Park  
Stairbridge Lane, Bolney RH17 5PB

**FOR SALE**

MODERN FACTORY / OFFICES

Total Size: 2,531 Sq Ft / 235.13 Sq M

**Key Features:**

- 3 phase power
- Electric loading door
- Male/female toilets
- Forecourt parking
- Steel gates for out of hours estate entrance
- Freehold for Sale





Unit 44, Bolney Grange Industrial Park  
Stairbridge Lane, Bolney RH17 5PB

## Location

The property is on the Bolney Grange Industrial Park, within 1 mile of the A23/M23 at the Hickstead roundabout. Gatwick is 15 miles, Burgess Hill is 3 miles and Brighton is 8 miles.

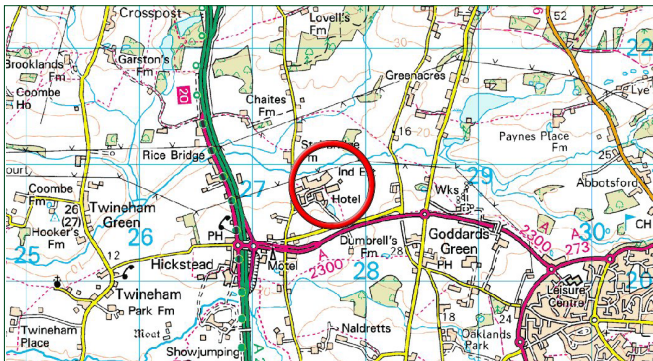
## Accommodation

The premises comprises end of terrace brick built factory and offices with a fully insulated steel profile roof. The property has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor	2,531	235.13

## EPC

D (90)



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they 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.

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

## Terms

The freehold is available for £375,000 + VAT.

## Business Rates

Rateable Value (2023): £21,500

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact Flude Property Consultants:

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com



**Flude**  
PROPERTY CONSULTANTS

