



TO LET

**3 & 4 School Close
Burgess Hill, West Sussex RH15 9RX**

Key Features

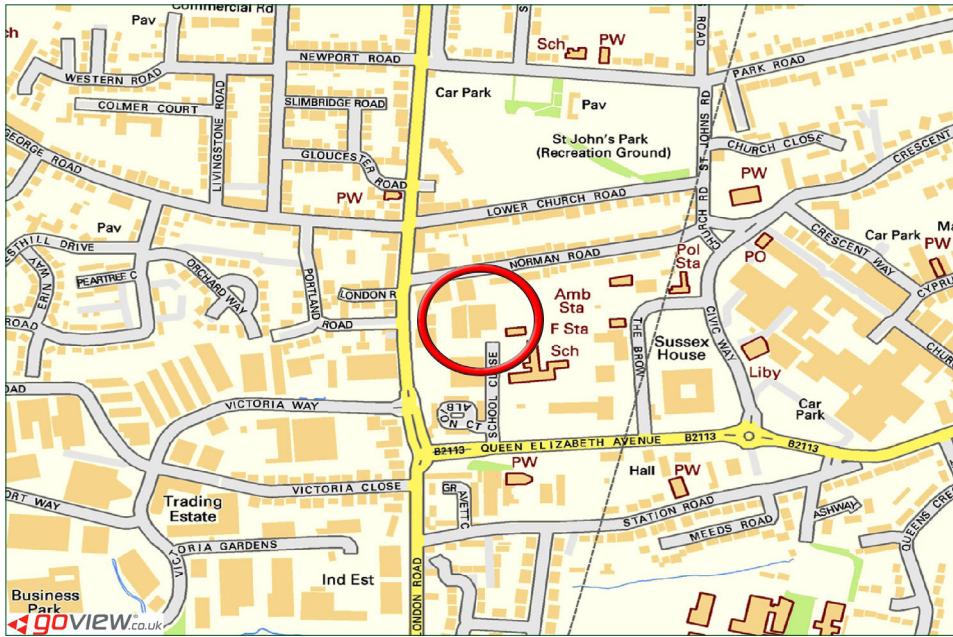
- Situated close to the town centre with easy access to London Road and A273
- Warehouse / light industrial together with office, retail & showroom accommodation
- Suitable for various uses
- Allocated parking
- Can be split into smaller units
- TO LET at £6.75 per sqft per annum

Location

Burgess Hill is situated approximately 9 miles north of Brighton and 14 miles south of Crawley, with a population of approx. 30,635.

The property is accessed via Queen Elizabeth Avenue close to its junction with London Road.

Burgess Hill railway station is located half a mile east of the property whilst access to the A23 is approx. 4 miles to the west via the Burgess Hill ring road and A2300.





Description & Accommodation

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

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground	13,055	1,212.84
First	2,731	253.72
Total	15,786	1,446.58

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.





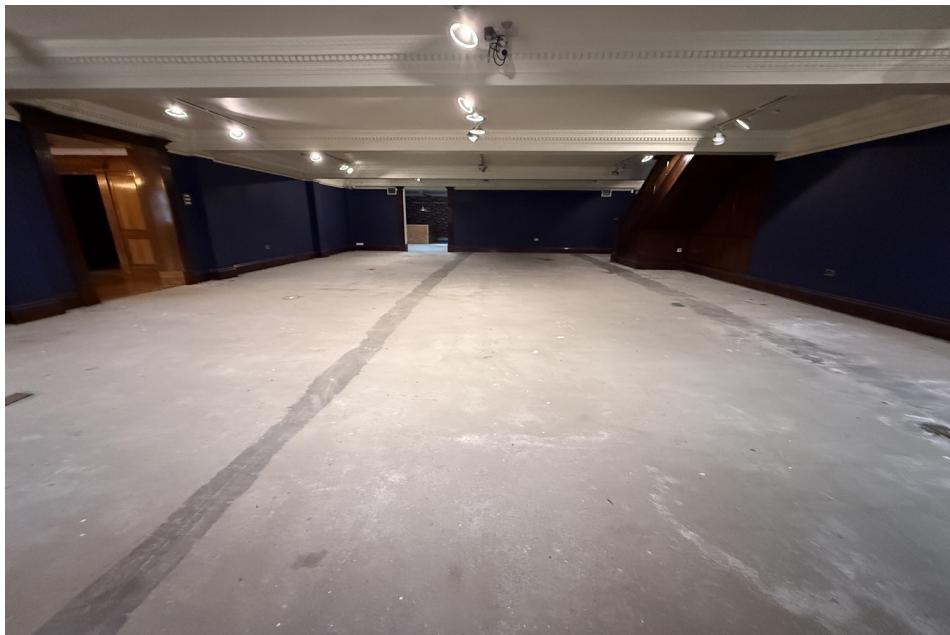
Option to Split

The landlord is willing to split the property into smaller units. The building can be split in a number of ways. Plans are attached showing one option which would provide:

Unit	Floor	Sq Ft	Sq M
Middle and West Units	Ground	9,707	904.79
East Unit and all first floor	Ground	3,621	336.39
	First	2,690	249.90
Total East Unit and all first floor		6,311	586.29

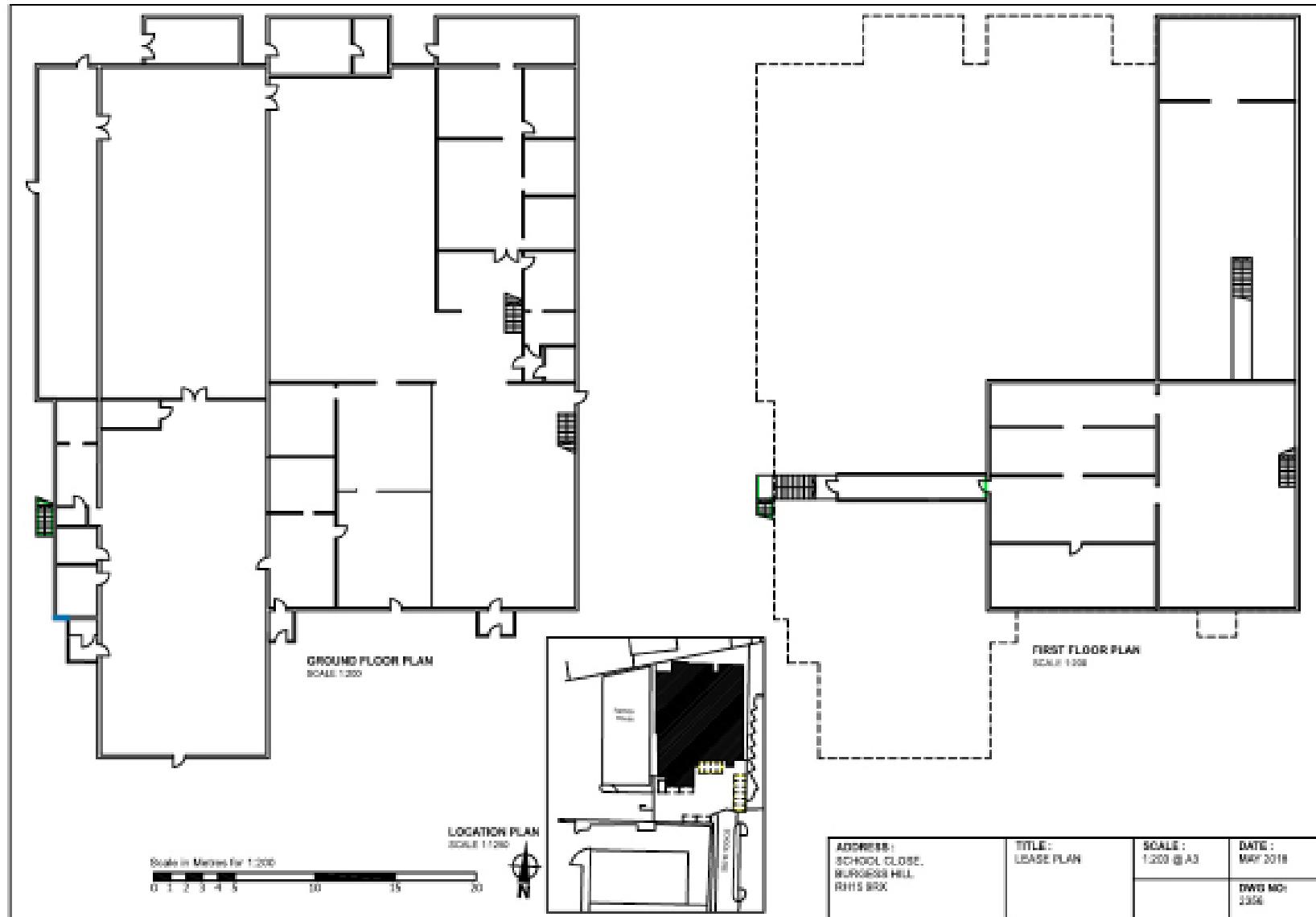
EPC

Unit	EPC Rating	Expiry
3	D - 77	14/5/2028
4	D - 86	14/5/2028



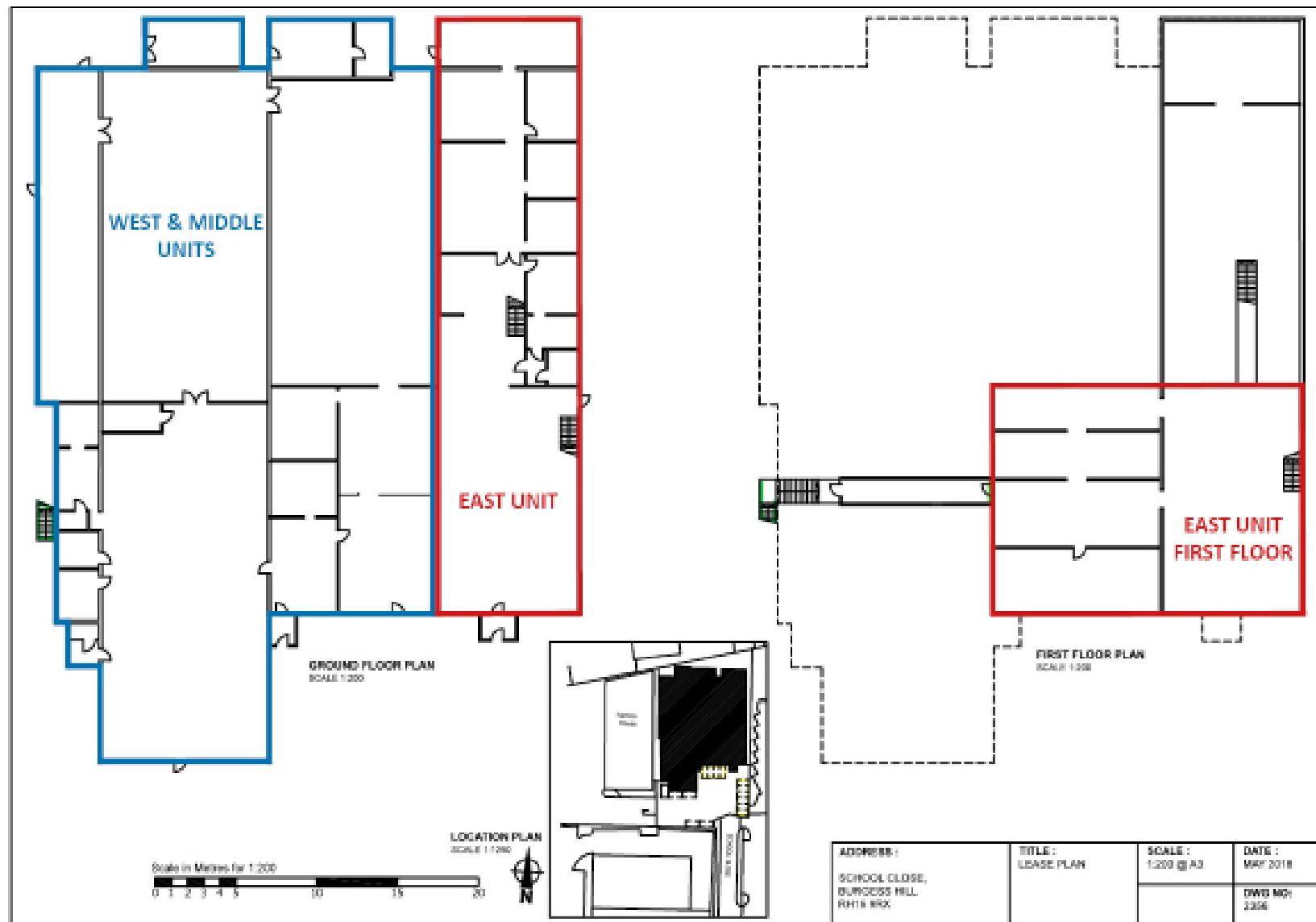


Existing Layout





Split Option





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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 £6.75 per sqft per annum, exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Unit	Rateable Value 1 April 2023	Rateable Value 1 April 2026
3	TBC	TBC
4	£36,000	£41,500

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

