



Old Kiln Works
Unit 3, Ditchling Common, Hassocks BN6 8SG

TO LET

LIGHT INDUSTRIAL / WAREHOUSE

Total size 422.01 sq m (4,542 sq ft)

Key Features:

- Located on established industrial estate
- Open plan unit with roller shutter to front
- 4 parking spaces
- 1st and 2nd floor offices to rear
- Rent £42,000 per annum
- New Lease available





Location

Ditchling Common Industrial Estate is situated approximately 1½ miles to the east of Burgess Hill with access via the B2113. The A23 is located approximately 5 miles to the west providing links to Brighton and Crawley, which in turn merges with the M23 providing access to the M25 and the national motorway network beyond.

Accommodation

The property comprises a purpose built light industrial / warehouse building with pitched roof. The unit provides open plan workshop accommodation, with office space to the rear on ground and first floors.

The property benefits from the following amenities:

- Roller shutter loading door
- Office accommodation, with views into workshop
- Minimum eaves height of 4.2 m
- Separate personnel door
- 3 phase electricity
- Separate male & female WC facilities
- DDA compliant WC on ground floor
- Kitchen
- Forecourt/loading area/parking area

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

Floor	Sq Ft	Sq M
Ground	4,144 sq ft	388.04 sq m
First	365 sq ft	33.97 sq m
Total	4,542 sq ft	422.01 sq m

EPC

We understand the property to have an EPC rating of C(73).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £42,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, VAT etc.

Business Rates

Rateable Value (2023): £21,500
UBR for the year: 49.9p

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

VAT& Legal Fees

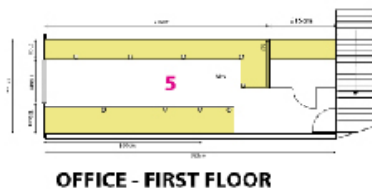
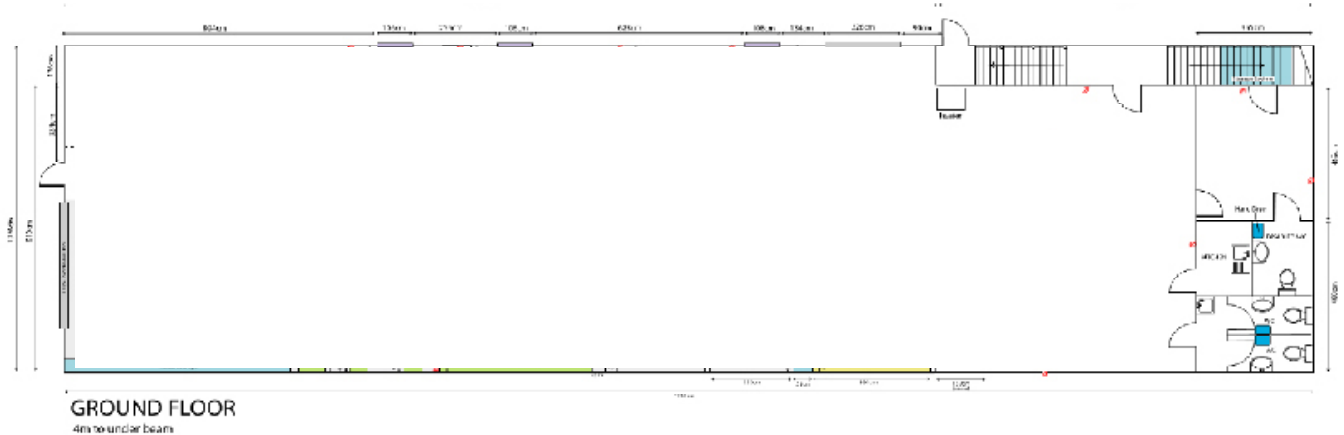
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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Floor Plans



Location Map



Flude Commercial 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 Commercial 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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