



FOR SALE

Units 7 & 8 Stairbridge Court
Bolney Grange Business Park, Bolney RH17 5PA



Key Features

- Self-contained & contemporary styled office buildings with parking
- Forming part of a newly constructed development of 6 units
- Finished to a high specification throughout
- Arranged over ground, first and second floors
- Freehold for sale
- Ideal for owner occupiers and investors
- Low Rateable Value of £5,600
- Ideally located just off the A23 between Brighton and Gatwick Airport
- Potential investment yield of 8.1%

Location & Situation

The subject development is located in the prominent Bolney Grange Business Park, adjacent the A230 link road between Burgess Hill and the main A23, providing easy access southbound to Brighton and the south, and Crawley/ Gatwick Airport to the north.

Location pin (what3words) : landowner.angers.focus
<https://what3words.com/landowner.angers.focus>





Description & Accommodation

The available units are the last 2 remaining out a newly built development comprising a total of 6 self-contained, and contemporary styled offices buildings each arranged over three floors

The units benefit from the following features:

- Traditional masonry construction, red brick walls under a grey concrete tiled roof
- UPVC soffit and rainwater goods
- CCTV system to parking areas
- Video entry system & security alarm system
- Open plan modern grey kitchen with boiler tap
- Energy-saving LED downlights
- Fully integrated fire detection system with emergency lighting
- Full height feature double glazed window to ground and first floors
- Modern, wooden vinyl flooring to all areas, carpet stairs

The property has the following approximate NIA:

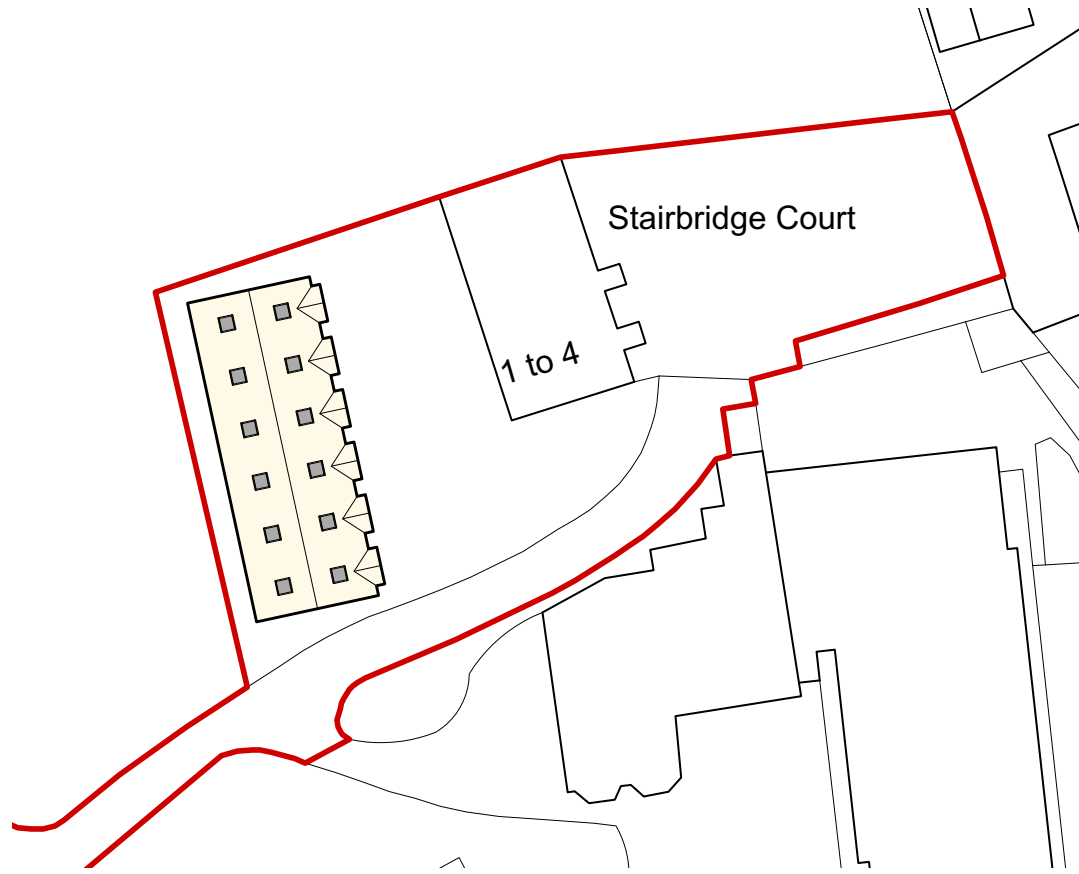
Unit - Floor	Sq Ft	Sq M
7 - Ground	410 sq ft	38.10 sq m
7 - First	428 sq ft	39.80 sq m
7 - Second	243 sq ft	22.60 sq m
Total	1,082 sq ft	100.50 sq m
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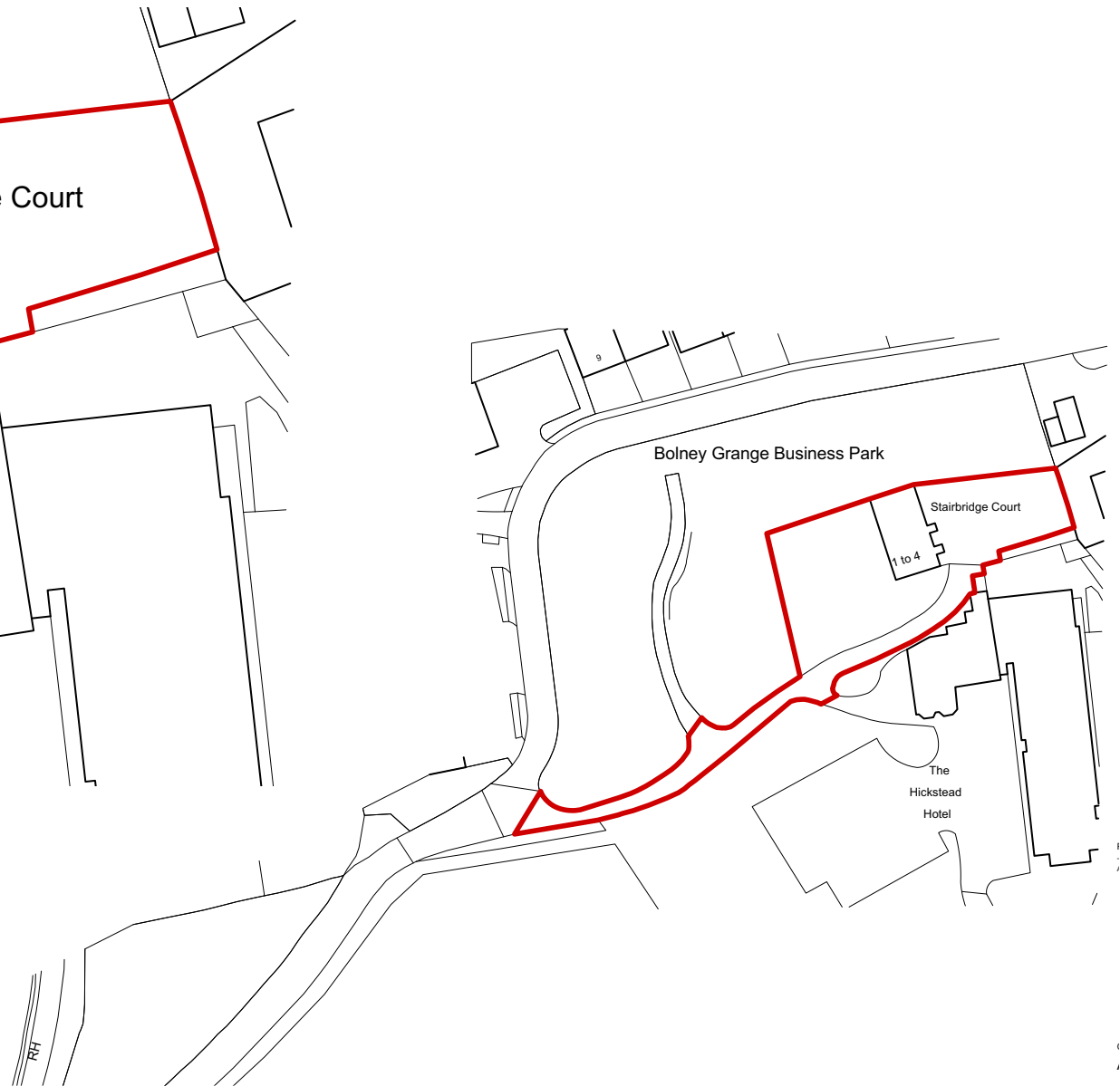


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FLOOR PLAN For identification purposes only



1:500 Proposed Block Plan





Planning

The property benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Rateable Value

Rateable Value (2023): Unit 7 £5,600

Rateable Value (2023): Unit 8 £5,600

EPC

TBC.

Price

The properties are available by way of a sale of the freehold on the following terms:

Unit 7 - £295,000

Unit 8 - £315,000

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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