



Unit 24, Bolney Grange Business Park  
Stairbridge Lane, Bolney RH17 5PB

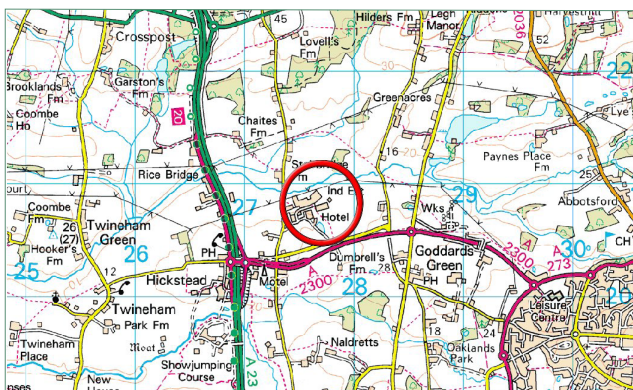
**FOR SALE**

## FACTORY / WAREHOUSE

Total Size: 1,919 Sq Ft / 178.25 Sq M

### Key Features:

- Six car spaces
- 24 hour access
- Steel gates for out of hours at estate entrance
- Roller shutter door
- Freehold For Sale: £340,000







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## Location

The property is on the Bolney Industrial Park, situated off the A2300 approximately 400 metres from the A23.

## Accommodation

The unit is a semi-detached factory/warehouse of brick/steel profile cladding. The property has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor Factory	178.25	1,919

## EPC

TBC

## 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

Freehold with offers in region of £340,000 + VAT.

## Business Rates

Rateable Value (2023): £17,500

## Legal Fees

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 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 Flude Property Consultants:

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