



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

TO LET

WAREHOUSE / SHOWROOM / PRODUCTION & OFFICE PREMISES

Size 1,446.58sq m (15,786 sq ft)

Key Features:

- Situated close to town centre with easy access to London Road and A273
- Warehouse accommodation with roller shutter door
- Additional accommodation over first floor which could be used for offices / stores / production and workshop
- Allocated parking
- £110,000 per annum





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Location

Burgess Hill is situated approximately 9 miles north of Brighton and 14 miles south of Crawley and has a population of approximately 30,635. The property is accessed via Queen Elizabeth Avenue close to its junction with London Road.

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

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. It would suit continued showroom use and also use as offices, stores, production etc.

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

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

EPC

We understand the property to have an EPC rating of D.

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 both Class B8 and 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 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 £110,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value: £TBC

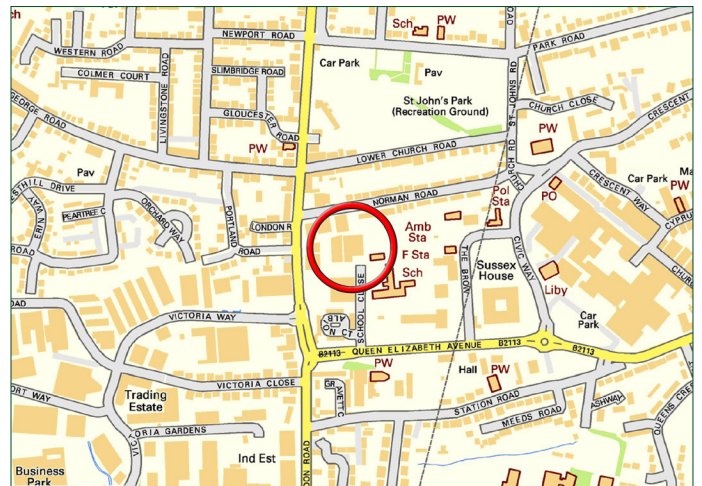
VAT & Legal Fees

We are told that the rent is not subject to VAT.

Each party to bear their own legal costs incurred.



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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 sole agents Flude Property Consultants:

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FLOOR PLANS

