



**Units 10 - 21 Gatehouse Hub, Neaves Park
Goddards Green BN6 9ZN**

TO LET

NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

Size: 968 sq ft / 90 sq m

Key Features:

- New build industrial / warehouse units
- 1GB internet
- 3 phase power
- New lease available
- £16,500 per annum
- Target completion December 2025





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Location

Gatehouse Hub is located on the outskirts of Burgess Hill just off A2300, just 1 mile from the A23 which runs from Brighton to Gatwick & London.

Description

The new build units will have a steel frame with 5.9-metre max internal height, a 4 metre roller shutter door and separate pedestrian access.

Total Size - 90 sqm / 968 sq ft

EPC Rating

TBC

Planning

The units have the benefit of B2/B8E(g) use classes.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

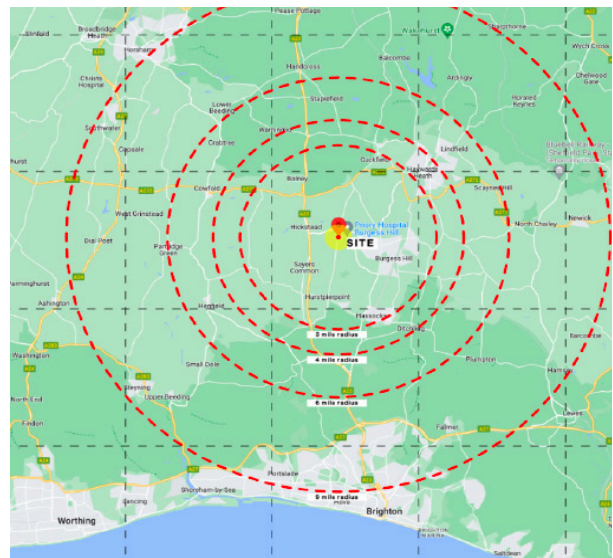
A new lease is available with a guide rent of £16,500 +VAT per annum.

Business Rates

Rateable Value (2023): TBC

VAT & Legal Fees

The lettings will be subject to VAT. 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 sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS

