



Unit 30 Gatehouse Hub
Neaves Park, Goddards Green, Hassocks, BN6 9ZN

TO LET

New Build Contemporary Business /
Warehouse Unit
1,937 sq ft / 179.95 sqm
+ 645 sq ft / 60 sqm mezzanine

Key Features:

- Available now
- 5 Allocated car parking & EV charging point
- Highly energy efficient unit with EPC A rating
- 3 phase 100amp power
- Up & over roller shutter door (5.25m high) and 6.4m ceiling height
- Excellent transport links to A27
- Rent £42,000 per annum





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Location

The unit is located on the newly built Gatehouse Hub Business Estate just outside Burgess Hill with easy connections to the A23. The A23 runs from Brighton (10 miles to the South) to Gatwick / M25 and London.

Description

This is a newly built, contemporary warehouse unit, situated within a well appointed new modern business park.

Constructed with a durable steel frame, the unit features an up-and-over roller shutter door (5.25m) with additional pedestrian access doorway for convenience. The internal layout can be tailored by agreement, offering flexibility to suit a variety of operational needs.

There are five allocated parking spaces located directly to the front of the unit.

Additional Features: Fitted disabled WC; mezzanine floor for extra storage or workspace; Three-phase 100amp power supply; high-speed broadband internet connection; electric vehicle charging point.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

| Area | Sq Ft | Sq M |
|--------------|-------|--------|
| Ground Floor | 1,937 | 179.95 |
| Mezzaine | 645 | 59.92 |
| Total | 1,937 | 179.95 |

Planning

The flexible planning consent for B2 (General Industrial), B8 (Storage & Distribution), and E(g) (Commercial, Business & Service) uses.

Terms

The unit is available by way of a new full repairing and insuring lease, on anew 10 year term, with a guide rent of £42,000 + VAT per annum.

Business Rates

To be assessed.

VAT

The estate is elected for VAT, therefore VAT will be payable in addition.

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 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 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.

14 August 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

