



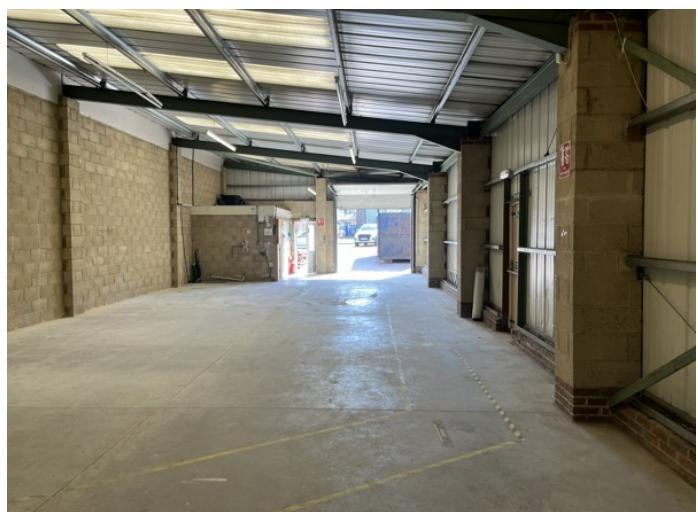
Unit 24, Bolney Grange Business Park
Stairbridge Lane, Bolney, Haywards Heath, RH17 5PB

TO LET

Bolney - Factory / Warehouse

Key Features:

- Minimum 6 car spaces (flexible)
- 24 hour access to estate
- Available now, by way of a new lease
- Roller shutter door
- Rent £22,000 + VAT per annum
- Located on popular and established business estate





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Location

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

Description

The unit is a semi-detached factory/warehouse of brick/steel profile cladding.

Accommodation

The property has the following approximate floor areas:
1,919 sqft / 178.28 sqm

EPC

TBA

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 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

New lease to be negotiated with a guide rent of £22,000 + VAT per annum.

Business Rates

Rateable Value (2023): £17,500

VAT

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

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.

17 December 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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 **Flude**
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