Flude
PROPERTY CONSULTANTS

Unit 6, Neaves Park
Goddards Green, West Sussex, BN6 9ZN

TO LET/FOR SALE

New Build Industrial / Warehouse Unit
Total Area: 861 sq ft

Key Features:

- 4 allocated parking spaces
- Highly energy efficient with EPC A rating
- 3 phase power and 1GB internet
- Maximum eaves height of 5.9m
- Roller shutter door approx. 4m high
- Completion - July 2026
- New (effectively) FRI lease available
- Units can let individually or interconnecting
- To Rent - From £17,500 per annum exclusive
- Occupiers on estate include Padel and Brewery/ Tap Room

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Location

Goddards Green lies to the south of the A2300 which links the A23 (the main London to Brighton Road) to the A273 ring road around Burgess Hill. Gatehouse Hub is located within the Northern Arc extension to Burgess Hill which comprises a range of new commercial, trade, research and residential schemes.

The development will have direct links with the A273 dual carriageway link road and A23. A number of significant new developments are progressing to become central to the future commercial expansion of Burgess Hill.

Description

Unit 6 forms part of nineteen new and modern stylish industrial / warehouse units that are available on an exciting new business park.

All of units are constructed with a steel frame, with 5.9m max internal height, a 4m high roller shutter door and separate pedestrian access. Each unit is allocated 4 car parking spaces.

Units can let individually or interconnecting.

Accommodation

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

Area	Sq Ft	Sq M
Unit 6	861	79.99
Total	861	79.99

EPC

Planning

Use Classes B2/B8/E (g).

Terms

To Let - Available to let by way of new (effectively) full repairing and insuring lease for a term of 10 years at a commencing rent from £17,500 per annum exclusive.

For Sale - The long leasehold (999 years) will be considered starting at £275,000.

The service charge is £1,282.46 per annum and the building insurance is to be confirmed.

Business Rates

Rateable Value (2026): TBC

VAT

The units will be subject to VAT.

Legal Fees

Each party to bear their own legal costs, but tenant / buyer will be required to give £1,900 + VAT undertaking to the landlords legal fees which would become payable should they withdraw.

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.

25 August 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Floor Plan

For identification purposes only.