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**FOR SALE
TO LET**

WAREHOUSE / TRADE COUNTER – 2,926 SQ FT (271.83 SQ M)
Unit 3, Bridge Road, Haywards Heath, West Sussex, RH16 1UA

DESCRIPTION

Unit 3 Bridge Road Industrial Estate is an end of terrace warehouse / trade unit within the industrial area of Haywards Heath.

There is allocated parking outside with a roller shutter for loading as well. There is warehouse/ trade counter space at ground floor level and first floor offices/showroom.

LOCATION

3 Bridge Road Industrial Estate is located c. 2 miles from the A272 providing access to Billingshurst to the West with Uckfield to East, with links to the A22. The A23 is 8 miles away with access to Crawley to the North and Brighton to the South.

Haywards Heath Railway Station is just 0.6 miles away providing access to London Victoria and London Bridge in 45 minutes. There is a direct line to Brighton in c. 20 minutes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor	2,186	203.08
First floor	740	68.75
TOTAL	2,926	271.83



AMENITIES / OPPORTUNITY

- Trade counter area at ground floor with storage
- Electric Shutter door (3x x 3m)
- 3-phase power
- Translucent roof lights
- 1st floor offices/showroom
- LED lighting
- 4 allocated parking spaces & loading area
- WC accommodation
- Adjoining occupiers include Brewers and Plumbase

RENT

£42,250 PAX

PRICE

£600,000 long leasehold.
925 years unexpired.
Ground rent of £300pa, doubling every 25 years with a cap of £5,000pa.

RATES

To be confirmed.

VAT

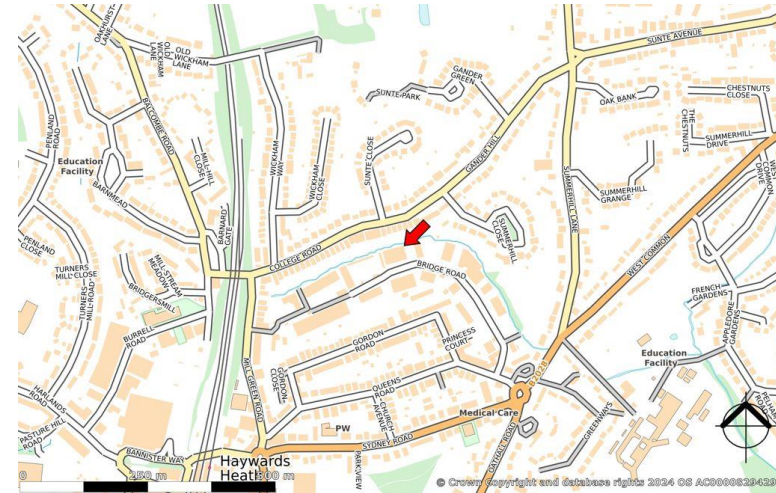
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01293 441300

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