

COMING SOON

SHW

MAKING
PROPERTY
WORK
SHW.CO.UK



TO LET

YARD AND STORAGE / WORKSHOP – 2,293 SQ FT (213 SQ M) ON 0.55 ACRES

Station Goods Yard, Station Road, Burgess Hill, West Sussex, RH15 9DG

DESCRIPTION

The Goods Yard consists of a warehouse with offices to the front on a basic brick-built structure with a timber roof truss with a linked office to the front. WCs are separately accessed to the rear of the building. A large, generous yard is accessed down the side and is adjacent to Burgess Hill Station. The warehouse has had a new floor input and is an open plan space.

LOCATION

The site is situated adjacent to the Burgess Hill Railway Station just off the main Town Centre. The A23 is approximately 4.2 miles from the subject property. London Gatwick Airport is approximately 17 miles North.

SCOPE OF WORKS

- EICR and LED lighting
- Repainting internal brickwork to white
- Internal mezzanine and partitioning to be removed
- Paint WC area and install water heaters to hand basins
- Power & water to the open storage
- Safety rail at front entrance door
- Ivy clearance
- Rain water gutter to be installed.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Open storage land (0.55 acres)	24,000	2,229.6
Warehouse	2,293	213.02
TOTAL	26,293	2,442.62

AMENITIES / OPPORTUNITY

- Secure, open storage land
- Warehouse with WC & office accommodation
- Single phase power
- Power & water to the open storage

RENT

£70,000 PAX

TENURE

A new lease is available on a 6 year year lease with a landlord or mutual break option in the 3rd year.

RATES

Warehouse rates value: £20,750
Land rateable value: £24,000

VAT

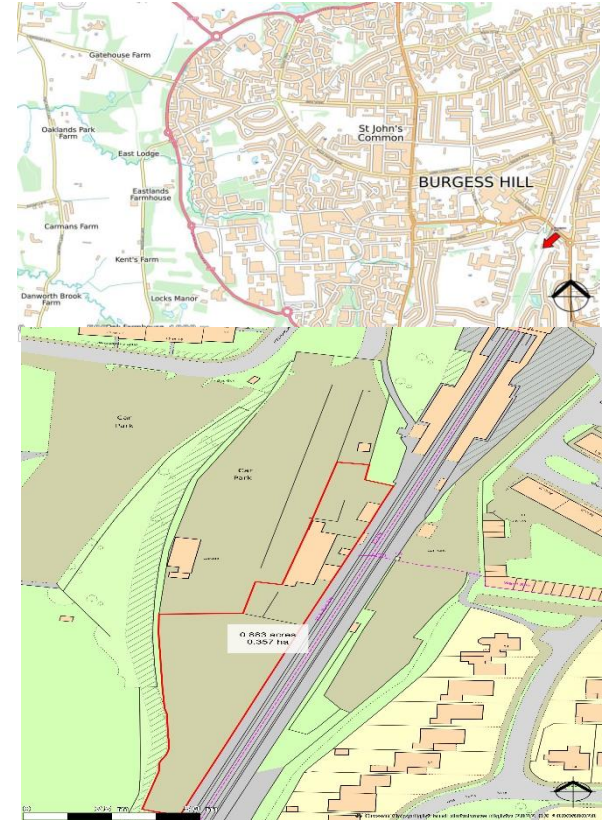
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

51-75 **C** 64 C



VIEWINGS – 01293 441300

Laura Miles t: 01293 441 339
James Clement t: 01293 441 329

e: lmiles@shw.co.uk
e: jclement@shw.co.uk



@SHWProperty
SHW Property
SHW Property

**MAKING
PROPERTY
WORK**



VIEWINGS – 01293 441300

Laura Miles

t: 01293 441 339

e: lmiles@shw.co.uk

James Clement

t: 01293 441 329

e: jclement@shw.co.uk



@SHWProperty

SHW Property

SHW Property